



**Avalon Crossing Shopping Center**  
**1,600-10,462 SF Available for Lease**  
**6935 Lake Plaza Dr, Indianapolis, IN 46220**





# Property Overview

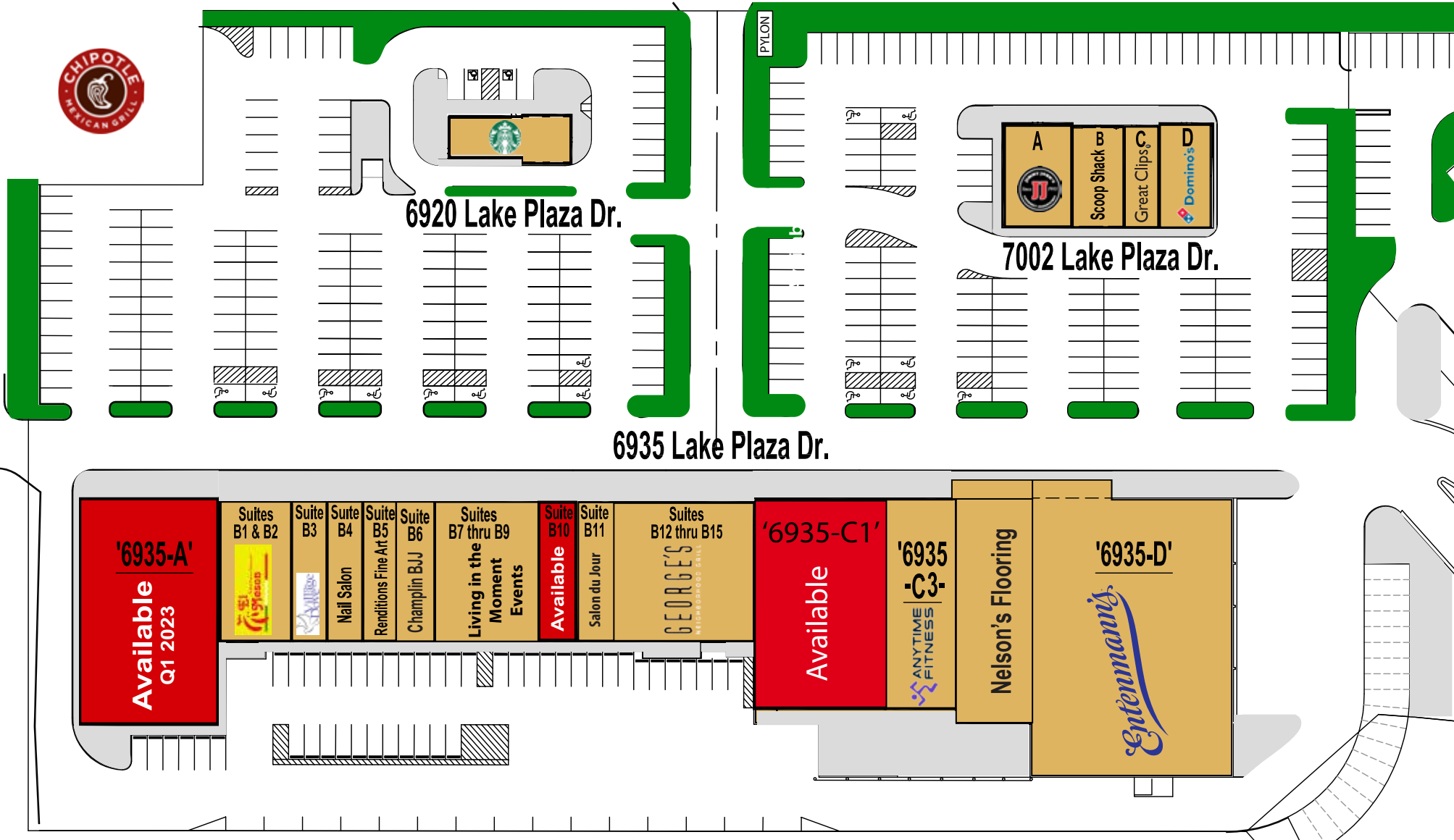
## Property Highlights

- 1,600SF, 9,012 SF and 10,462 SF suites available for lease
- Large Pylon Sign
- Excellent exposure to Binford Blvd (40,136 cars per day), a major thoroughfare that converts to I-69; 0.5 miles from I-465 (169,055 cars per day);
- Multiple access points including two stoplights to Binford Blvd., 71st Street, and Graham Road
- Dynamic trade area supported by strong residential and daytime population
- Nearby establishments include CVS, George’s Neighborhood Grill, Starbucks, Jimmy John’s, Domino’s, Tuesday Morning, Entenmann’s Bakery, Kroger (only grocer servicing the immediate area), Mays Chemical, Heritage Christian School, dormakaba, Precision Hardware, Heritage Office Park, and others.



| Demographics   | 1 Mile Radius | 3 Mile Radius | 5 Mile Radius | 5 Minute Drive | 10 Minute Drive | 15 Minute Drive |
|----------------|---------------|---------------|---------------|----------------|-----------------|-----------------|
| Population     | 7,279         | 67,234        | 196,373       | 17,643         | 79,711          | 240,093         |
| Households     | 2,940         | 30,735        | 86,621        | 7,408          | 36,752          | 105,174         |
| Avg. HH Income | \$111,378     | \$85,192      | \$84,373      | \$109,447      | \$89,500        | \$90,483        |
| Daytime Pop.   | 7,048         | 69,429        | 153,586       | 14,061         | 65,325          | 192,830         |

# Binford Boulevard



| Suite | Tenant       | Size      |
|-------|--------------|-----------|
| A     | AVAILABLE    | 10,462 SF |
| B1-B2 | El Meson     | 3,651 SF  |
| B3    | Village Dove | 1,600 SF  |
| B4    | Nail Salon   | 1,600 SF  |

| Suite | Tenant                      | Size     |
|-------|-----------------------------|----------|
| B5    | Renditions Fine Art         | 1,650 SF |
| B6    | Champlin BJJ                | 1,600 SF |
| B7    | Living in the Moment Events | 1,600 SF |
| B8    | Living in the Moment Events | 1,442 SF |

| Suite   | Tenant                            | Size     |
|---------|-----------------------------------|----------|
| B9      | Living in the Moment Events       | 1,600 SF |
| B10     | Available                         | 1,600 SF |
| B11     | Salon Du Jour                     | 1,600 SF |
| B12-B15 | George's Neighborhood Bar & Grill | 6,775 SF |

| Suite | Tenant            | Size      |
|-------|-------------------|-----------|
| C1    | Available         | 9,012 SF  |
| C3    | Anytime Fitness   | 4,922 SF  |
| C5    | Nelson's Flooring | 5,608 SF  |
| D     | Entenmann's       | 19,172 SF |





Pet Wellness Clinics

Kroger

Maaco  
Tires & More

SUBWAY

KeyBank

21st  
AMENDMENT

Binford Blvd



11,562 VPD



71st St



verizon

M  
MaysChem

Steak 'n Shake

CVS pharmacy

FIFTH THIRD BANK

McDonald's

PNC

40,136 VPD

Great Clips

BBQ  
Dining  
Place

Starbucks

CHIPOTLE  
MEXICAN GRILL

Huntington

NO BOATWORKS

SIMPLY  
SELF STORAGE



SITE



Site Aerial



The Fashion Mall at Keystone  
**POTTERY BARN** **Crate&Barrel**  
**west elm** **RH**  
**Apple** **lululemon** **URBAN OUTFITTERS**  
*Saks Fifth Avenue* **NORDSTROM**

**TJ-maxx** **Durlington**  
**HomeGoods** **VALUE CITY FURNITURE**

**JOANN** **LIFETIME** **Ashley**  
**BOB'S FURNITURE** **COSTCO**

Castleton Square **amc**  
**WAL-ARTS** **Bassett** **KREI**  
**GOLF GALAXY** **DICK'S** **BEST BUY**  
**macy's** **JCPenney**

**Roche**  
 4,000+ Employees

**145,976 VPD**

**(162,371 VPD)**

**OLD NAVY**  
**LA Z BOY**  
**KOHL'S**  
**ULTA**

**buybuyBABY**  
**The Container Store**  
**rack**

**CASTLETON SQUARE**  
 A SIMON MALL

**Michael's** **ALDI**  
**PET SMART**

**TRADER JOE'S**

**CASTLETON OFFICE PARK**  
 1.1M SF Office Space

**Community Health Network**  
 298 Hospital Beds  
 86,789 Inpatient Days

**Hillside Business Park**  
 445,000 SF

**Lawrence North High School**  
 2,643 Students & Faculty

**Heritage Office Park**  
 335,000 SF

**Heritage Christian School**  
 1,300 Students



**Avalon Crossing**

**40,736 VPD**





Photos



*For more info, please contact:*

Seth Biggerstaff

317.472.1800

Seth@VeritasRealty.com

Andrew Demaree

317.472.1800

ADemaree@VeritasRealty.com

6440 Westfield Blvd.

Indianapolis, IN 46220

VeritasRealty.com

317.472.1800

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