



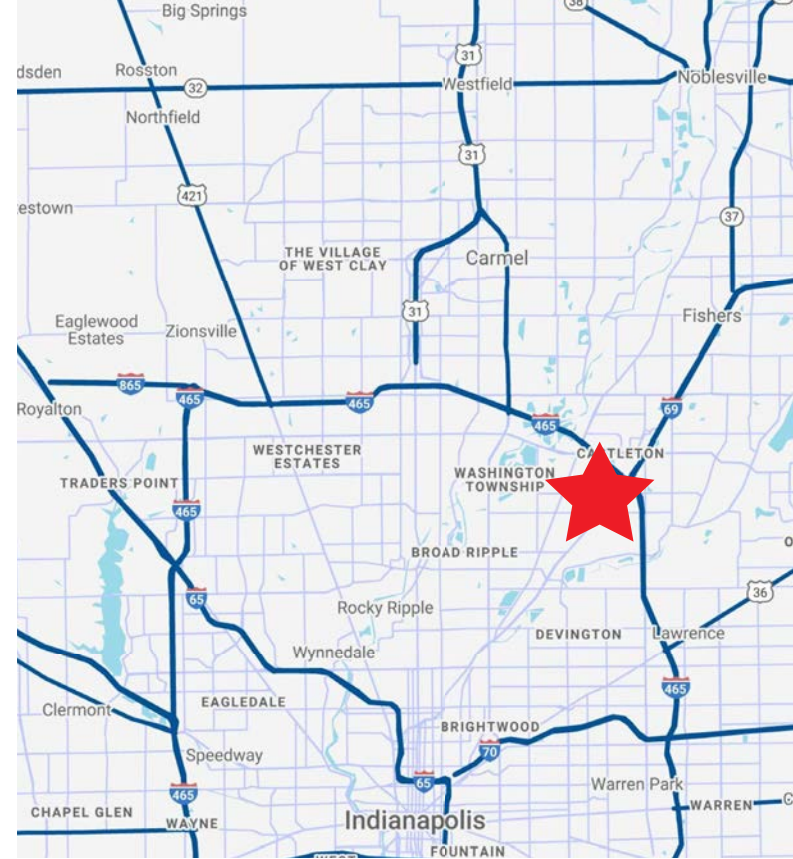
Avalon Crossing Shopping Center
9,012-19,172 SF Available for Lease
6935 Lake Plaza Dr, Indianapolis, IN 46220



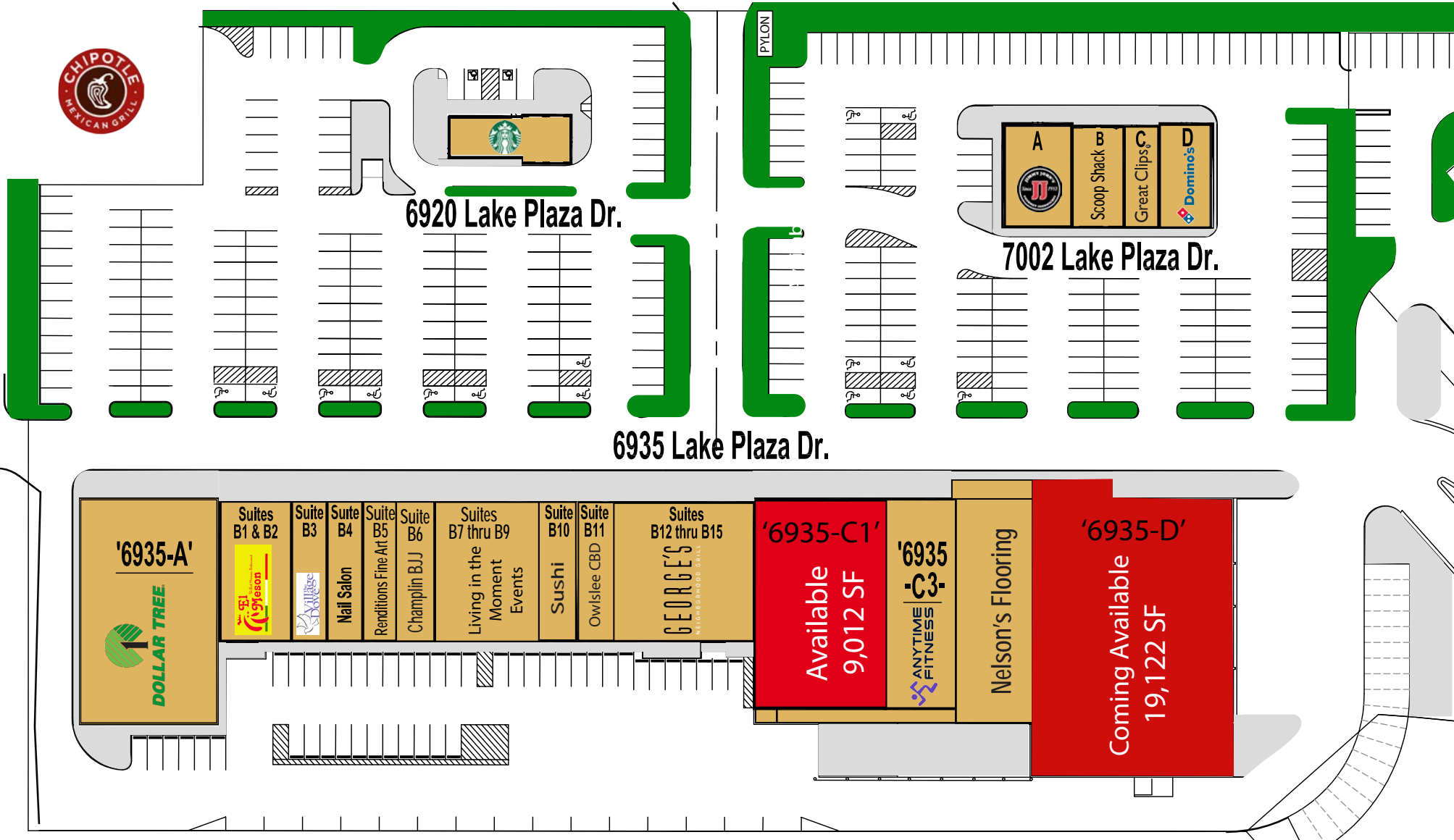
Property Overview

Property Highlights

- 9,012 SF and 19,172 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, 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



Suite	Tenant	Size	Suite	Tenant	Size	Suite	Tenant	Size	Suite	Tenant	Size
A	DOLLAR TREE	10,462 SF	B5	Renditions Fine Art	1,650 SF	B9	Living in the Moment Events	1,600 SF	C1	Available	9,012 SF
B1-B2	El Meson	3,651 SF	B6	Champlin BJJ	1,600 SF	B10	Sushi	1,600 SF	C3	Anytime Fitness	4,922 SF
B3	Village Dove	1,600 SF	B7	Living in the Moment Events	1,600 SF	B11	Owlslee CBD	1,600 SF	C5	Nelson's Flooring	5,608 SF
B4	Nail Salon	1,600 SF	B12-B15	George's Neighborhood Bar & Grill	6,775 SF				D	Available	19,172 SF



Kroger

Maaco
America's Body Shop

SUBWAY KeyBank

21st
AMENDMENT

Binford Blvd

Pet Wellness
Clinics

M
MARATHON

Speedway



11,562 VPD



71st St

verizon



Steak 'n Shake

Steak
Shake

CVS pharmacy

FIFTH THIRD BANK

M
MaysChem

PNC

Great Clips

JJ
HONEY JOE'S
BARBERSHOP
Polish
Place

40,136 VPD

Starbucks

McDonald's



CHIPOTLE
MEXICAN GRILL

BOATWORKS

Huntington

LA RAGUNDA

SITE

SIMPLY
SELF STORAGE

Site Aerial

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

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

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

Castleton Square **AMC**
AVE & REST **Bassett** **REI**
GOLF GALAXY **DICK'S** **BEST BUY**
macys **JCPenney**

Roche
 4,000+ Employees

buybuyBABY
The Container Store
rack

CASTLETON SQUARE
 A SHOPPING MALL

TRADER JOE'S

CASTLETON OFFICE PARK
 1.1M SF Office Space

Community Health Network
 298 Hospital Beds
 86,789 Inpatient Days

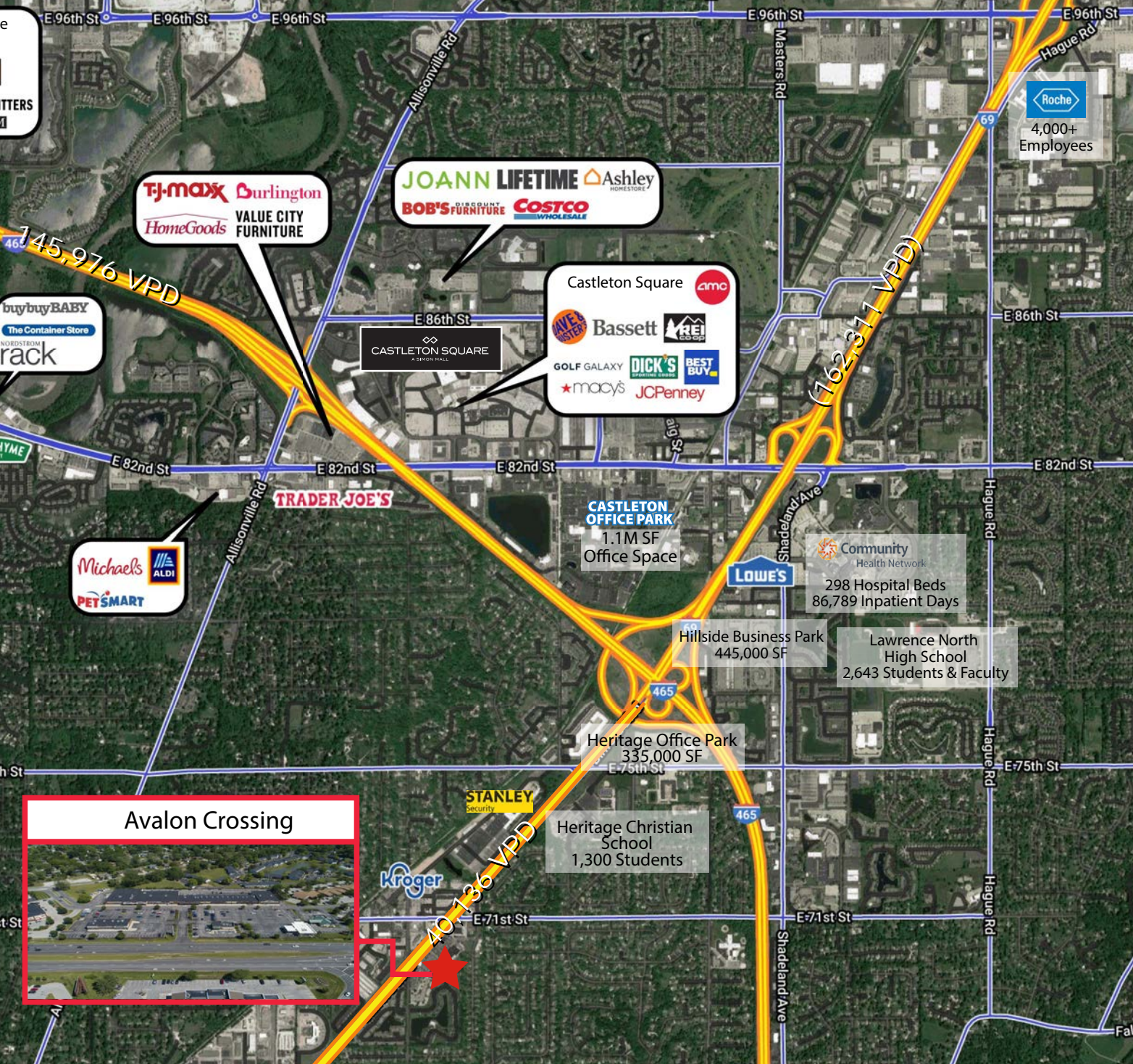
Lawrence North High School
 2,643 Students & Faculty

Hillside Business Park
 445,000 SF

Heritage Office Park
 335,000 SF

Heritage Christian School
 1,300 Students

Michael's **ALDI**
PETSMART





Photos



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