



AVON LANDINGS

— COMMERCE PARK —

AVAILABLE

81,162 - 245,400 SF

AVON LANDINGS COMMERCE PARK

LOGISTICS WAY
AVON, IN 46234

PARK HIGHLIGHTS

Avon Landings Commerce Park is a planned midsize industrial complex along Ronald Reagan Parkway in Avon, Indiana.

Building I Size:	332,240 SF 81,162 SF AVAILABLE
Building II Size:	245,400 (BTS/Future Construction)
Building III Size:	156,000 (BTS/Future Construction)

Site Area:	24.1 Acres
Sprinkler:	ESFR
Lighting:	LED
Electrical Substation:	4 circuits, remaining load capacity per circuit (4.5 MW, 8.2 MW, 7.8 MW, 4.3 MW)
Taxes:	10-Year tax abatement program



SITE PLAN



BUILDING I
332,240 SF

PROPOSED
BUILDING II
245,400 SF

PROPOSED
BUILDING III
156,000 SF

LOGISTICS WAY

RONALD REAGAN PARKWAY



A DRIVING WORKFORCE

Avon, Indiana is a prime location for access and labor being situated between I-70 and I-74 along Ronald Reagan Parkway.



437,567
POPULATION
Within 10 Miles



\$75,194
AVG. INCOME
Within 10 Miles



166,803
EST. HOUSEHOLDS
Within 10 Miles



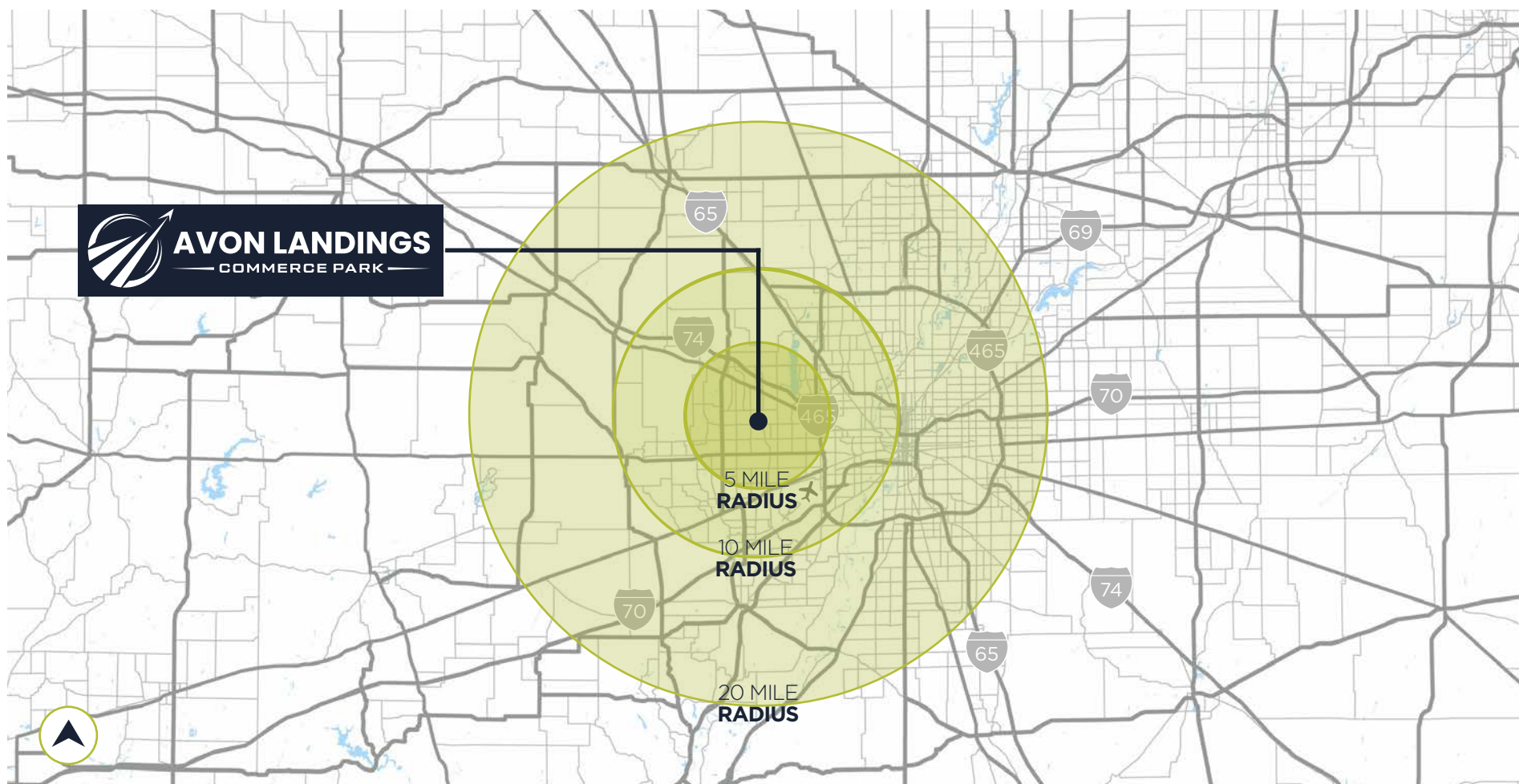
338,157
LABOR FORCE
Within 10 Miles

1,409,723
POPULATION
Within 20 Miles

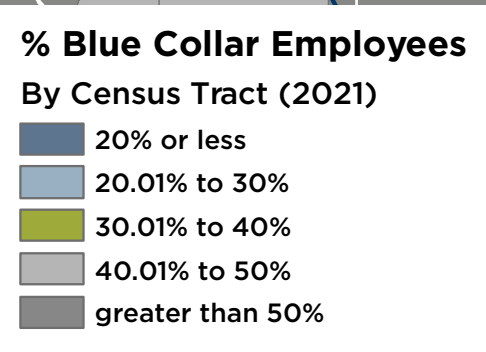
\$85,168
AVG. INCOME
Within 20 Miles

561,853
EST. HOUSEHOLDS
Within 20 Miles

1,106,330
LABOR FORCE
Within 20 Miles



ANALYSIS



PRIME LOCATION





- | | | | |
|------------------------------------|------------------------------------|--|--|
| 1. Kroger McDonald's Starbucks | 11. Walmart SC Cheddar's | 21. On the Border BJ's Brewhouse | 31. Starbucks the Vitamin Shoppe |
| 2. Circle K | 12. At Home Hobby Lobby Chase | 22. Ross Old Navy Target Ulta | 32. Sonic |
| 3. Crew Carwash Chase | 13. ALDI Ashley Furniture | 23. Bath & Body Works Marshalls | 33. Panera Bread |
| 4. DQ Rural King KFC | 14. Dollar Tree Half Price Books | 24. Big Lots Home Goods Dick's | 34. Walgreens Five Guys |
| 5. CVS Fazoli's Arby's | 15. Dunkin' Chuck E. Cheese's | 25. Crew Carwash | 35. Outback Steakhouse McAlister's |
| 6. Lowe's Walgreens | 16. Texas Roadhouse O'Charley's | 26. Speedway PNC | 36. LA Fitness Fresh Thyme Taco Bell |
| 7. Burger King Taco Bell | 17. Best Buy Bed Bath & Beyond | 27. Wendy's 5th 3rd Bank | 37. La-Z-boy |
| 8. BP Comfort Inn Jimmy John's | 18. Michaels Office Depot | 28. Menards Meijer Petsmart | 38. Tire Discounters |
| 9. Waffle House | 19. Regal Cinema | 29. Mattress Firm McDonald's | |
| 10. YMCA Costco Cooper's Hawk | 20. Red Lobster Olive Garden | 30. Chick-fil-a Men's Warehouse Ross | |



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CONTACT INFORMATION

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