



1350 Yates Lane

Avon, IN 46123

±10.87 ACRES

PROPERTY HIGHLIGHTS

- ±10.87 Acres of Development Land
- Prime opportunity for commercial, mixed-use, or investment development
- Convenient access to US 36 (Rockville Road) and I-70
- Strong surrounding demographics with continued residential and commercial growth
- Utilities available in the area
- Minutes from national retailers, restaurants, healthcare facilities, and employment centers
- Ideal for retail, office, medical, service-commercial, or mixed-use development
- Located within one of Central Indiana's fastest-growing communities
- Traffic generators nearby include the Avon retail corridor and regional employment centers

BO LEFFEL

Vice Chair
+1 317 639 0441
bo.leffel@cushwake.com

MATT KITE

Director
+1 317 616 3981
matt.kite@cushwake.com

BOB DEMAREE

Associate
+1 317 352 5847
bob.demaree@cushwake.com

One American Square
Suite 1800
Indianapolis, IN 46282
Main +1 317 639 0515
cushmanwakefield.com

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AERIAL/SITE PLAN



Demographics

	1 Mile	3 Miles	5 Miles
Population	9,269	63,777	167,213
Average HH Income	\$108,028	\$116,296	\$107,630
Daytime Population	2,963	34,177	92,368

Traffic Counts

Ronald Reagan Parkway	18,158 VPD
E County Rd 100 N	15,030 VPD

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