

# GABLES OF AVON FULLY LEASED

VERITAS  
REALTY

9841 East Rockville Road (US 36), Avon, IN 46123

[www.VeritasRealty.com](http://www.VeritasRealty.com)



CONTACT:

AMY THARP  
317-472-1800  
[Amy@VeritasRealty.com](mailto:Amy@VeritasRealty.com)

JOHN HOLLOWAY  
317-472-1800  
[John@VeritasRealty.com](mailto:John@VeritasRealty.com)



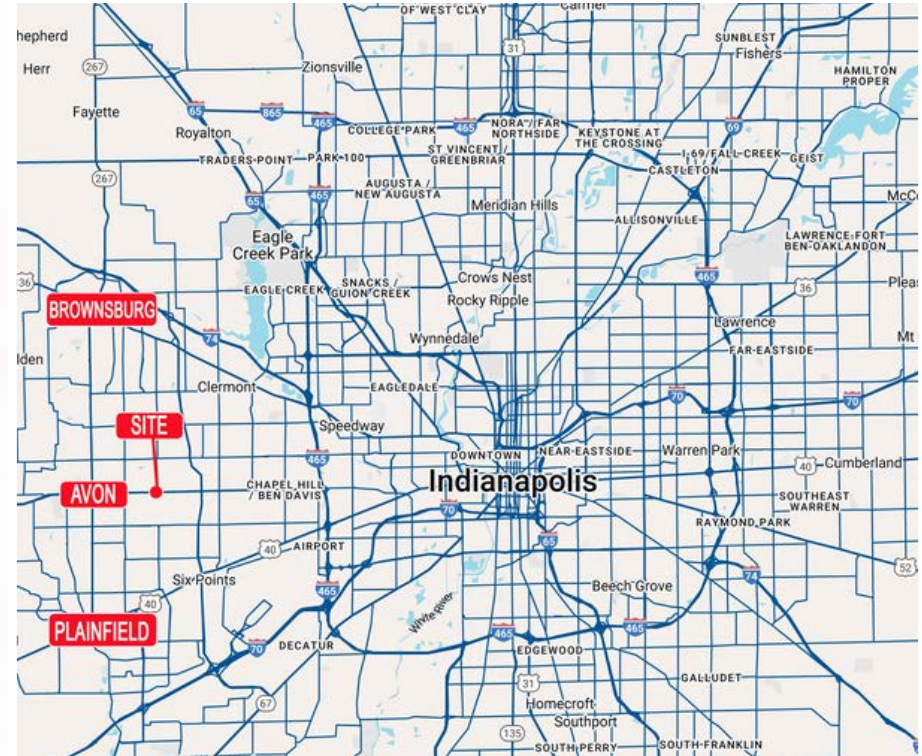
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### Property Highlights

- Fully Leased Shopping Center with over 173,900 SF of GLA
- Academy Sports constructed and opened a new store in November 2023
- National anchors include Aldi, Dollar Tree, Academy Sports, Ashley Furniture and others
- Central position in Avon's regional retail corridor with new Costco, Super Target, Meijer, Walmart Supercenter, LA Fitness, Dick's Sporting Goods, Total Wine, HomeGoods, and many more
- Strong traffic counts with over 43,000 cars per day on Rockville Road
- Easy Access with signalized intersection of Rockville Road & Gable Drive
- Large pylon sign along Rockville Road serving the shopping center



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
<b>Population</b>	5,519	59,267	148,472
<b>Daytime pop.</b>	4,249	20,745	63,645
<b>Avg. HH Income</b>	\$99,512	\$121,712	\$115,240

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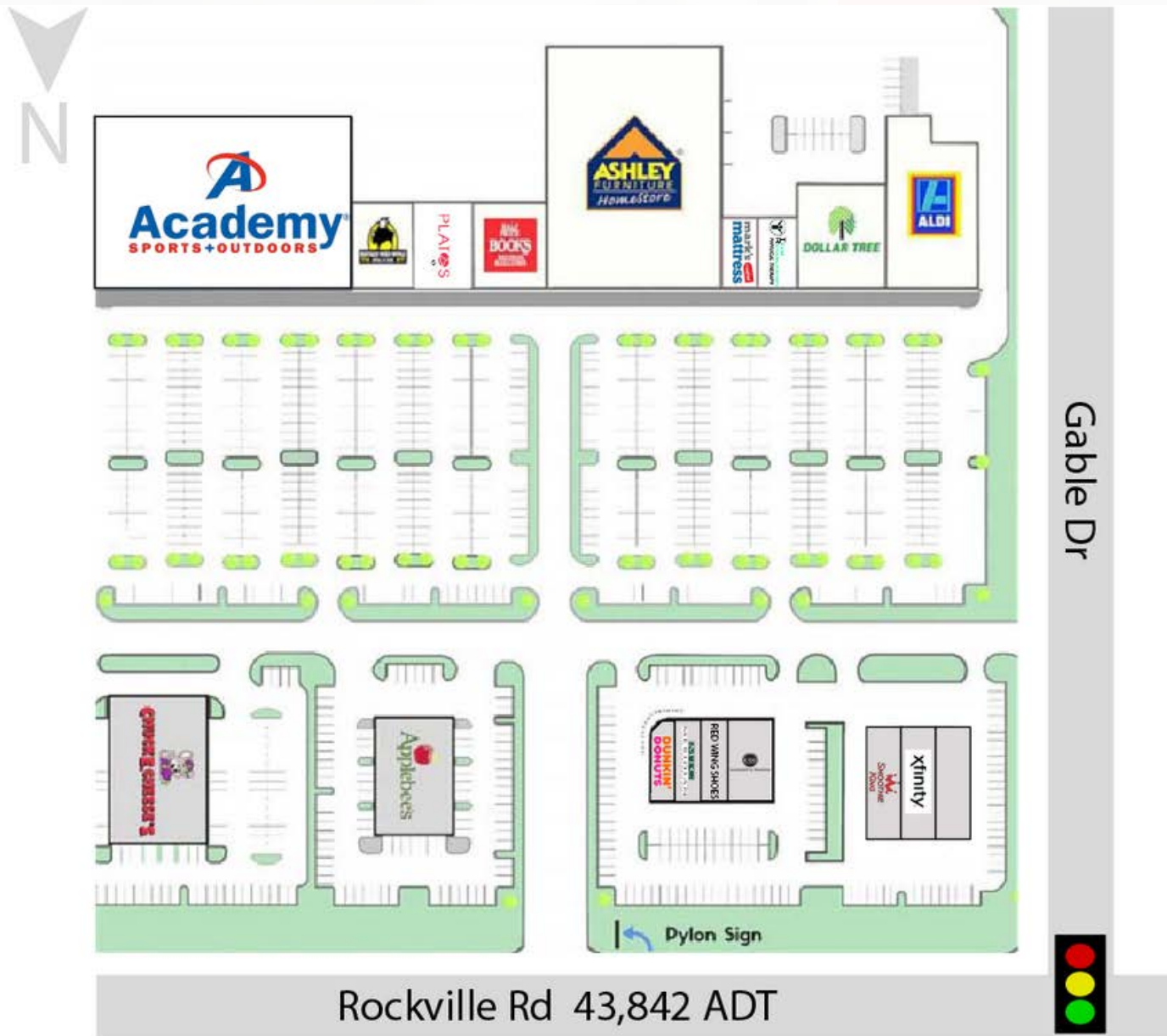
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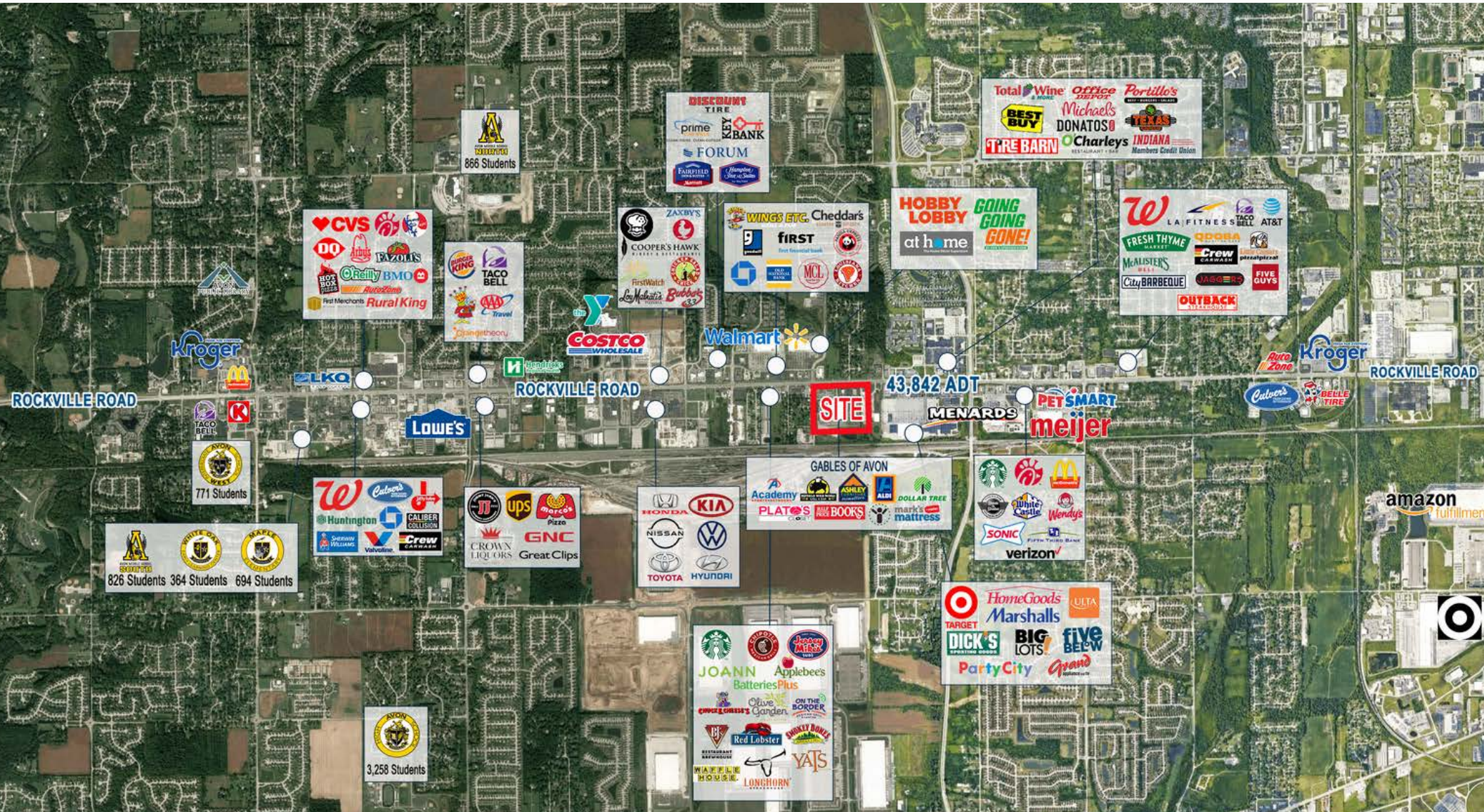
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