

**PEACOCK**  
**COMPANIES**  
commercial real estate

# BACK TO MARKET

## FOR LEASE | SATORI POINTE

### 13,524± SF RETAIL SPACE (DIVISIBLE)

Hendricks County | Intersection of US 36 & Satori Parkway

8400 E US Hwy 36 | Avon, IN 46123

13,524± SF TOTAL (DIVISIBLE) AVAILABLE IN NEW COMMERCIAL DEVELOPMENT



EXCELLENT OPPORTUNITY ALONG ESTABLISHED & GROWING TRADE CORRIDOR



**PEACOCK**  
COMPANIES  
commercial real estate

## FOR LEASE | NEW SATORI POINTE

13,524± SF TOTAL RETAIL/COMMERCIAL AVAILABLE (DIVISIBLE)

NWC of US 36 & Satori Pkwy | 8400 E US Hwy 36 | Avon, IN 46123 | Hendricks County

EXCELLENT OPPORTUNITY ALONG ESTABLISHED & GROWING TRADE CORRIDOR

### PROPERTY FEATURES:

- **FOR LEASE: 13,524± SF total retail/ commercial space combined in two buildings available in new development; each building 6,762± SF divisible.**
- **Proposed suites available from 2,075± SF up to 6,762± SF**
- **End cap drive-thrus available and possible patio seating.**
- Zoned commercial/retail
- Join new tenants including Cooper Hawk Restaurant & Winery, State Bank of Lizton, Zaxby's; new nearby tenants include Bubba's 33, Chicken Salad Chick, Crumbl Cookie, Hollywood Feed Pet Supply, Greek's Pizzeria, Penn Station, First Watch, Piada, Bibibop, MilkShake Factory, and Raising Cane's.
- Great visibility and strong traffic counts on heavily traveled US 36.
- Adjacent to NEW Costco location just east of site and less than one mile west of Walmart Supercenter.
- Located on the north side of US 36/ Rockville Rd & Satori Pwy directly in front of Satori Flats, a 269 unit luxury apartment community opened in 2019 and the YMCA.
- Located on an established busy north-south trade corridor.
- Avon has consistently steady growth and attracts many national and local retailers along Rockville Road.
- Close proximity to Indianapolis Int'l Airport with easy access to interstate systems and SR 267.



MICHAEL P. HOUSE | 317.253.3447 | 317.402.1666 | mphouse@peacockcre.com

15525 Stony Creek Way | Noblesville, IN 46060 | peacockcre.com

No warranty or representation, express or implied, is made as to the accuracy of information contained herein, same is submitted subject to errors, omissions, price change or other conditions, withdrawal notice without and to any specific listing conditions, imposed by our principals.

05.16.2026



**PEACOCK  
COMPANIES**  
commercial real estate

## FOR LEASE | NEW SATORI POINTE

13,524± SF TOTAL RETAIL/COMMERCIAL AVAILABLE (DIVISIBLE)

NWC of US 36 & Satori Pkwy | 8400 E US Hwy 36 | Avon, IN 46123 | Hendricks County

EXCELLENT OPPORTUNITY ALONG ESTABLISHED & GROWING TRADE CORRIDOR

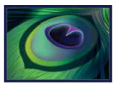
### PROPOSED LEASE PLAN:



MICHAEL P. HOUSE | 317.253.3447 | 317.402.1666 | mphouse@peacockcre.com

15525 Stony Creek Way | Noblesville, IN 46060 | peacockcre.com

No warranty or representation, express or implied, is made as to the accuracy of information contained herein, same is submitted subject to errors, omissions, price change or other conditions, withdrawal notice without and to any specific listing conditions, imposed by our principals.



**PEACOCK  
COMPANIES**  
commercial real estate

**FOR LEASE | NEW SATORI POINTE**

**13,524± SF TOTAL RETAIL/COMMERCIAL AVAILABLE (DIVISIBLE)**

NWC of US 36 & Satori Pkwy | 8400 E US Hwy 36 | Avon, IN 46123 | Hendricks County

**EXCELLENT OPPORTUNITY ALONG ESTABLISHED & GROWING TRADE CORRIDOR**

## TRADE AERIAL & DEMOS:



### DEMOGRAPHICS

### 1 MILE 3 MILE 5 MILE 7 MIN

|  |                                      |          |          |          |          |
|--|--------------------------------------|----------|----------|----------|----------|
|  | EST. POPULATION 2022                 | 4,384    | 59,966   | 132,065  | 93,287   |
|  | ADJ. DAYTIME DEMOS 16+               | 2,841    | 30,124   | 82,598   | 62,192   |
|  | PROJ HH ANNUAL GROWTH (2018-2023)    | 2.2%     | 1.9%     | 1.6%     | 1.6%     |
|  | EST. HOUSEHOLDS 2022                 | 1,556    | 21,580   | 49,783   | 35,481   |
|  | EST. AVG. HH INCOME 2022             | \$86,462 | \$94,168 | \$87,487 | \$82,884 |
|  | MEDIAN AGE                           | 33.8     | 35.4     | 37.1     | 36.4     |
|  | ANY COLLEGE (SOME COLLEGE OR HIGHER) | 65.9%    | 69.0%    | 66.6%    | 66.0%    |

- Trade area national retailers include:** Costco, Kroger, Walmart Supercenter, Hobby Lobby, Meijer, Menards, PetSmart, Lowe's, SuperTarget, HomeGoods, Marshalls, Dick's, Ross, Old Navy, Party City, Joanns, Bed Bath & Beyond, Michaels, Best Buy, Office Depot, Fresh Thyme, LA Fitness, Big Lots, Goodwill, Dollar Tree, Half Price Books, CVS, Walgreens, Ulta and many more.
- Trade area national restaurants include:** Outback, Olive Garden, Panera, McAlister's, O'Charley's, Portillo's, City BBQ, Applebee's, Chuck E. Cheese, Cheddar's, Chick-fil-A, Wings Etc, Buffalo Wild Wings, Five Guys, Cold Stone Creamery, Panda Express, Starbucks, Dunkin' Donuts and many national fast food retailers.
- NEW TO MARKET:** Crumbl Cookie, Raising Cane's, Zaxby's, Coopers Hawk, State Bank of Lizton, Bubba's 33, Chicken Salad Chick, Hollywood Feed Pet Supply, First Watch, Piada, Bibibop, Greek's Pizzeria, Penn Station, and Swig.

**MICHAEL P. HOUSE** | 317.253.3447 | 317.402.1666 | mpphouse@peacockcre.com

15525 Stony Creek Way | Noblesville, IN 46060 | peacockcre.com

No warranty or representation, express or implied, is made as to the accuracy of information contained herein, same is submitted subject to errors, omissions, price change or other conditions, withdrawal notice without and to any specific listing conditions, imposed by our principals.