



7481 E. US Highway 36

Avon, IN 46123



PROPERTY DESCRIPTION

Established Business Acquisition

Available for \$200,000, this turnkey opportunity includes the full business entity and all associated FF&E. The purchase is paired with the assumption of the current lease agreement expiring Oct. 1, 2027 (with one additional 5 year option to renew), providing a ready-made footprint with an established timeline. A perfect entry point for an owner-operator looking to secure an equipped space and negotiate their long-term future. *Note: Business purchase and lease assumption are required concurrently.*

PROPERTY HIGHLIGHTS

- All FF&E included
- This is a packaged opportunity; the business sale and lease assignment are inseparable.

OFFERING SUMMARY

Sale Price:	\$200,000
Lease Rate:	\$3,600 per month (NNN)
Available SF:	4,500 SF
Lot Size:	1.77 Acres
Building Size:	15,153 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,506	17,439	43,315
Total Population	6,290	47,904	115,917
Average HH Income	\$115,617	\$126,622	\$111,694

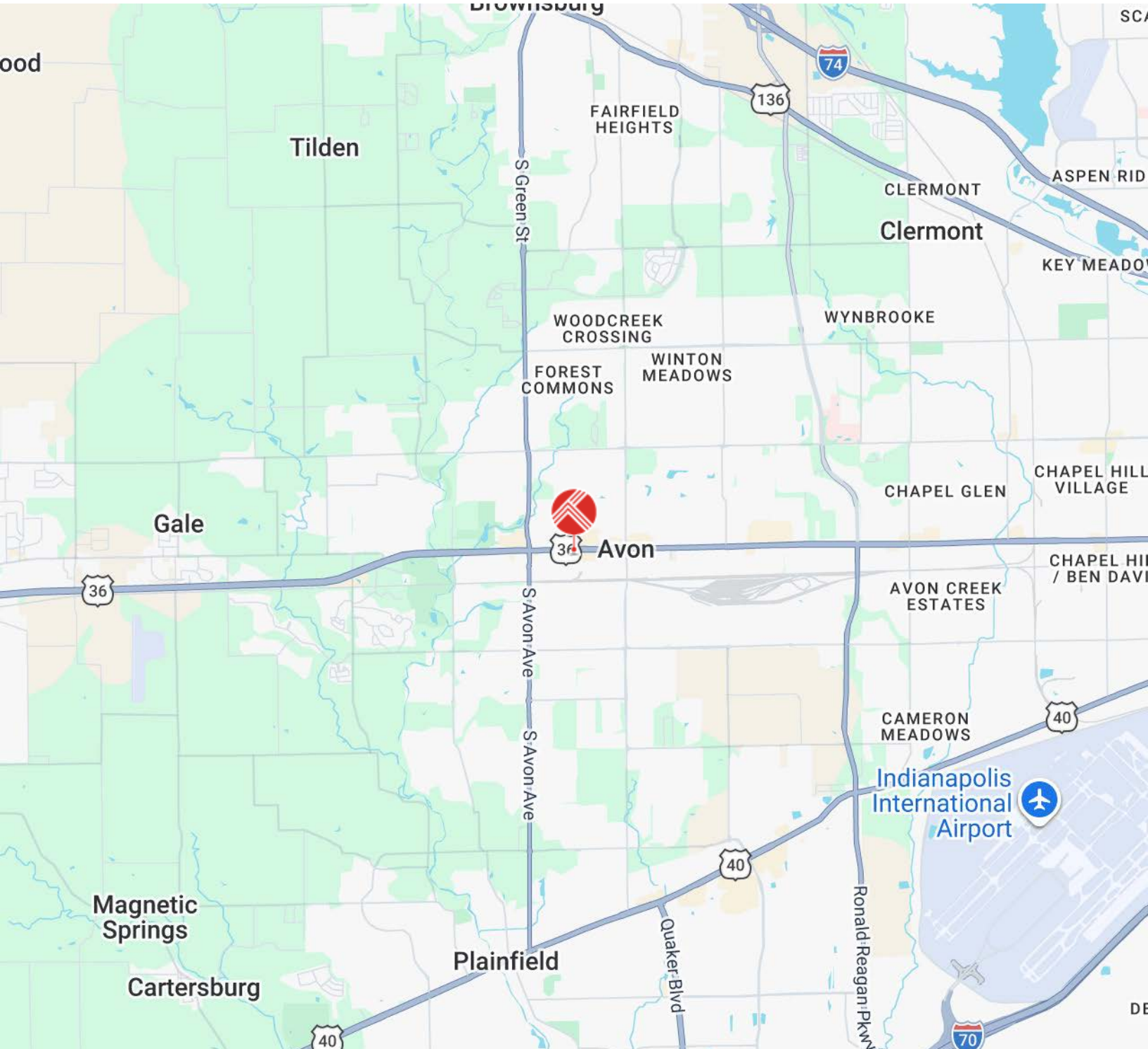




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Area Map





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Surrounding Businesses

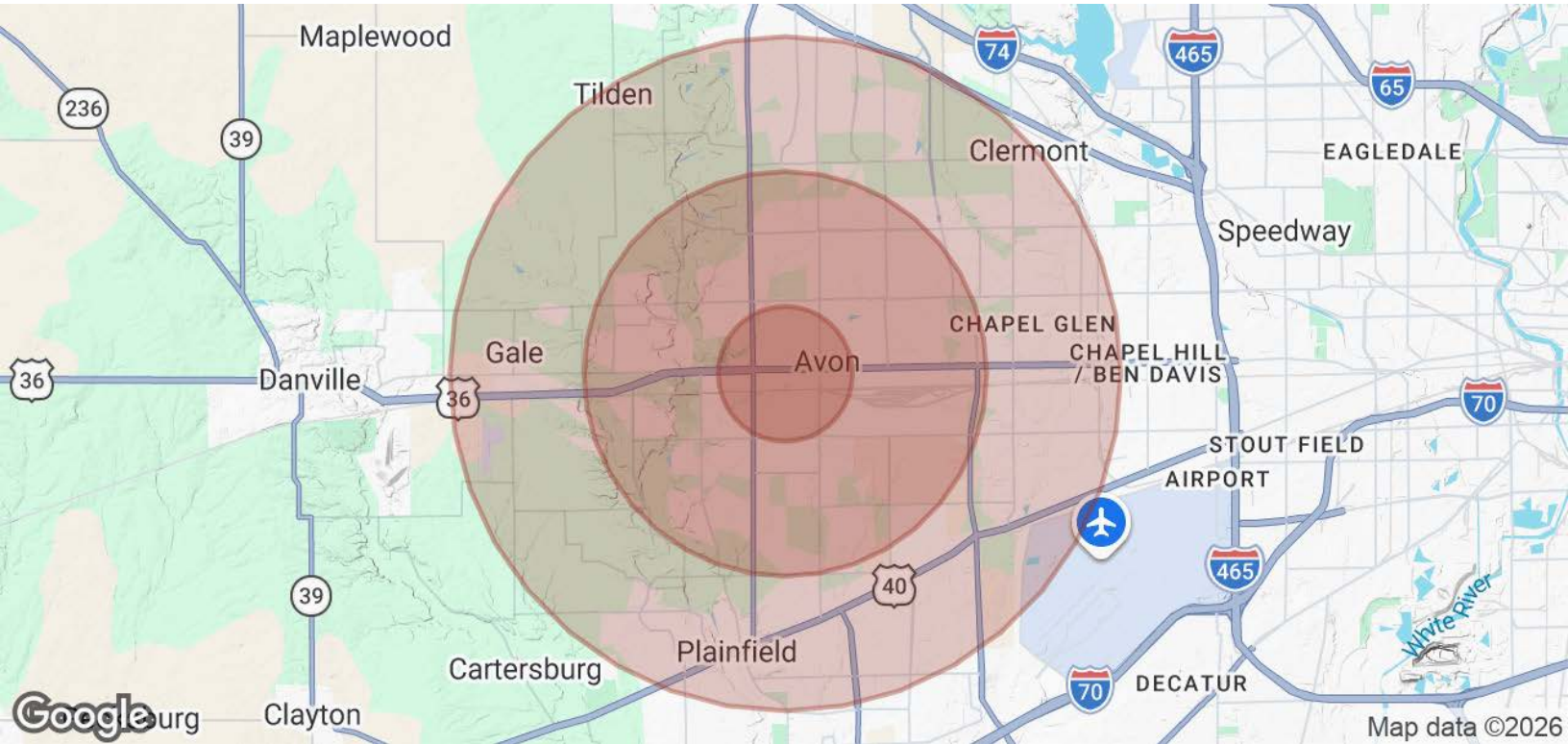




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Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,290	47,904	115,917
Average Age	36.6	39.3	39.0
Average Age (Male)	39.4	37.3	37.2
Average Age (Female)	34.5	40.4	40.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,506	17,439	43,315
# of Persons per HH	2.5	2.7	2.7
Average HH Income	\$115,617	\$126,622	\$111,694
Average House Value	\$263,082	\$300,421	\$280,045

2023 American Community Survey (ACS)

