



PROPERTY DESCRIPTION:

- ▶ New development consisting of 57,320 sf in Harvest Landing
- ▶ Signage opportunities along storefront, back of building and pylon on US Hwy 36
- ▶ Existing tenants within the development include: Costco, Raising Cane's, Swenson's, Chicken Salad Chick, Crumbl, Hollywood Feed, Penn Station, Lou Malnati's and Bubba's 33
- ▶ This high traffic retail corridor generates over 2.2M visits annually

PROJECT DETAILS:

- ▶ **Estimated Delivery:** May 2025
- ▶ **Suite Availability:** 1,500SF --19,000 SF
- ▶ **Rental Rate:** \$30-\$35 NNN
- ▶ **Estimated NNN Charges:** \$8.00 psf
- ▶ **Tenant Improvement Allowance:** Negotiable
- ▶ **Delivery Condition:** Landlord Cold Dark Shell

Harvest Landing

8944 Dr. Charles Nelson Dr. Avon, IN 46123

RETAIL SPACE
FOR LEASE



DEMOGRAPHICS 2023 SNAPSHOT	3 MILE	5 MILE	10 MILE
TOTAL POPULATION	59,966	132,065	422,871
DAYTIME POPULATION	30,124	82,598	289,193
HOUSEHOLDS	21,580	49,783	160,572
AVERAGE HOUSEHOLD INCOME	\$94,168	\$87,487	\$74,105
MEDIAN HOUSEHOLD INCOME	\$91,078	\$86,870	\$79,205



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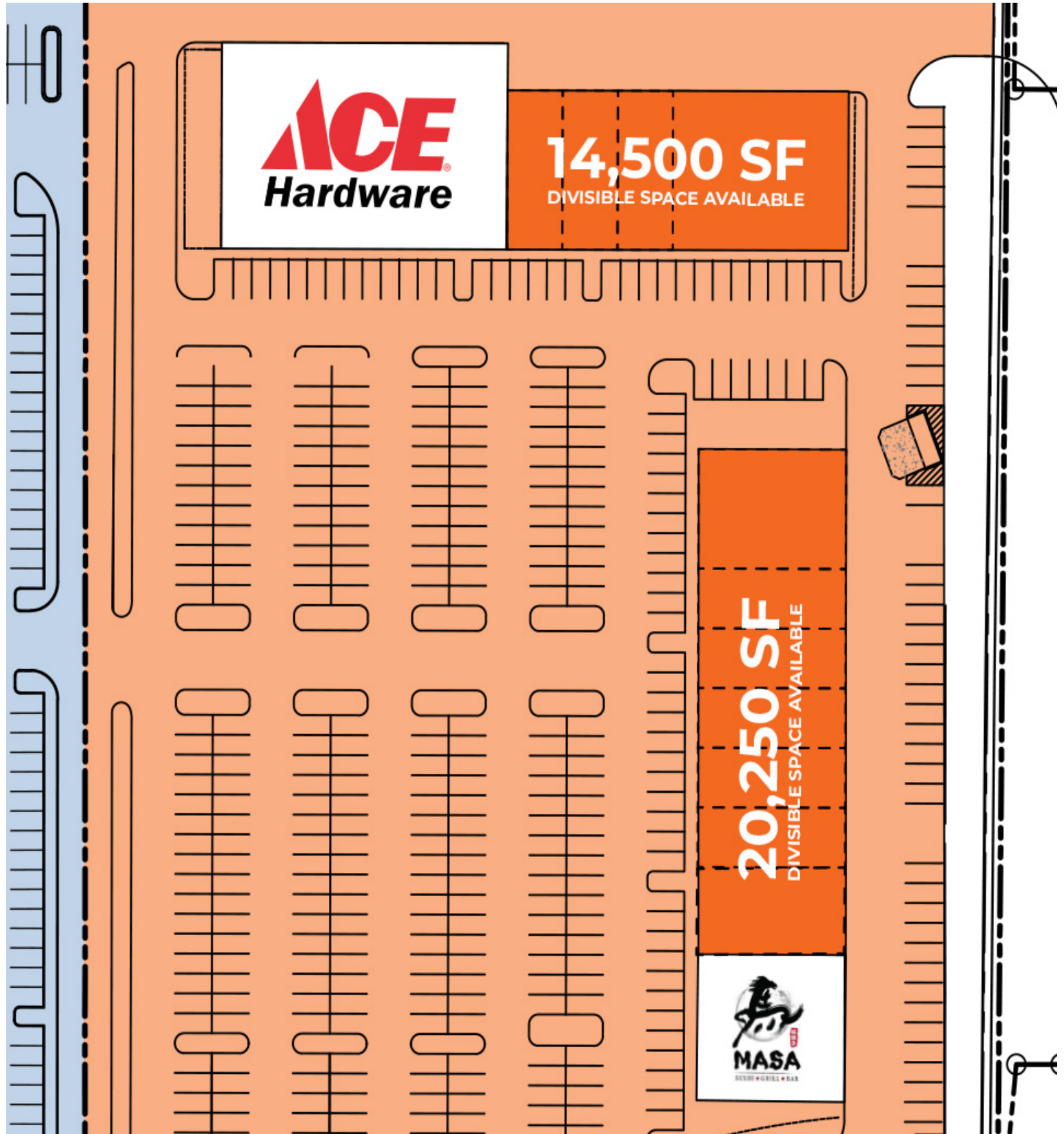
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