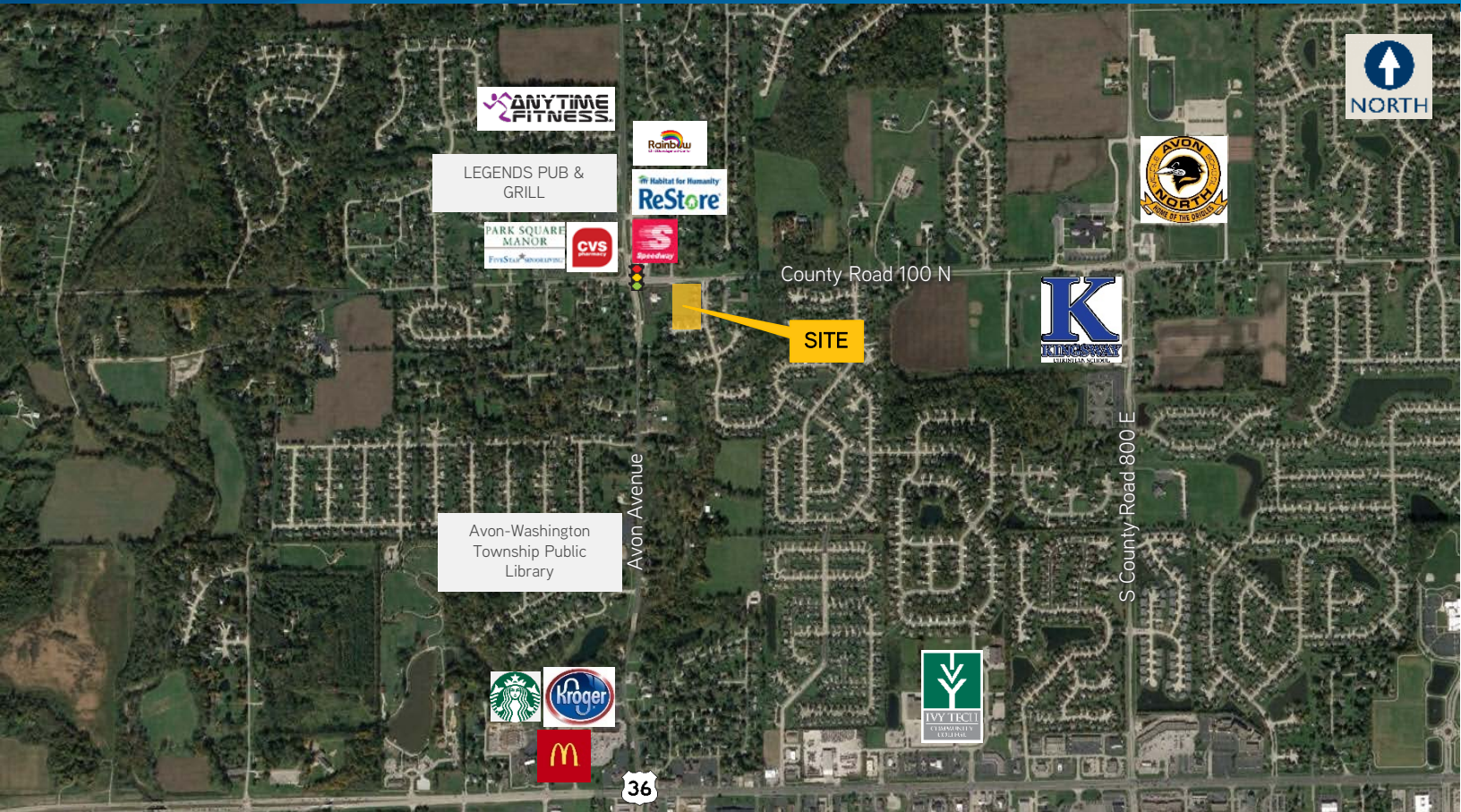


FOR SALE > LAND



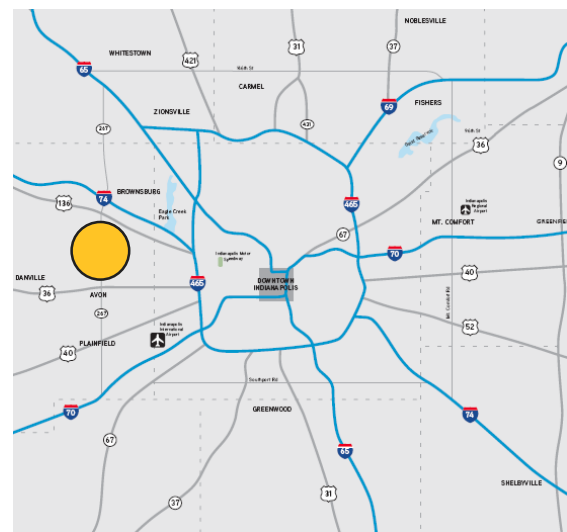
963 N Avon Avenue

AVON, IN 46123



Property Highlights

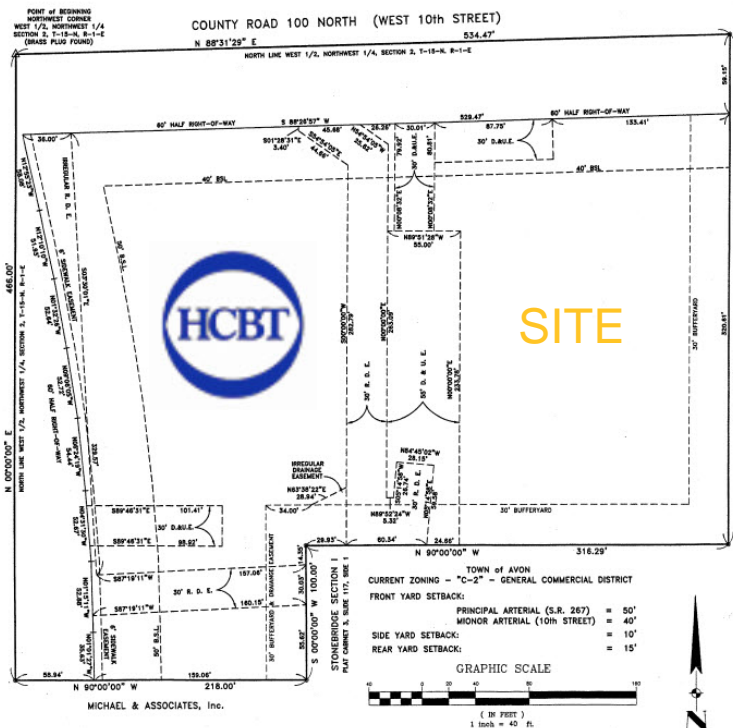
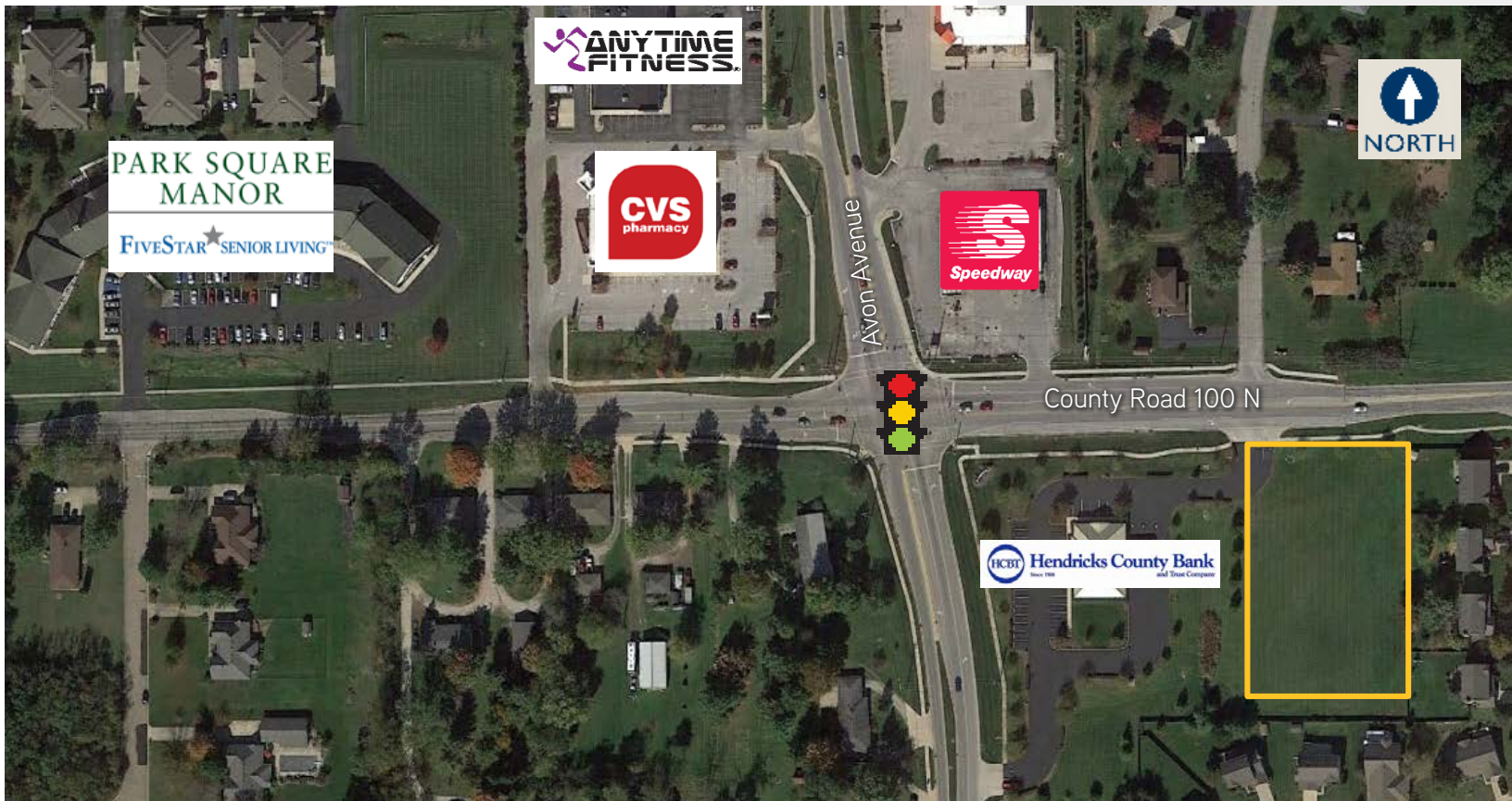
- > ± 1.6 acre development opportunity
- > At the signaled intersection of Avon Avenue and 100 N
- > Zoned C-2
- > Close to neighborhoods and perfect for professional office and/or medical office use
- > Adjacent to Hendricks County Bank, CVS, Speedway, Habitat for Humanity Restore, Rainbow Childcare facility, Anytime Fitness and more
- > Sale Price: \$425,000.00



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Aerial Map



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population 2016	6,299	34,546	99,259
Population Projected 2021	6,874	37,990	107,200
Average Household Income	\$111,296	\$95,623	\$83,588
Total Households 2016	2,362	12,344	35,914
Households Projected 2021	2,569	13,520	38,627

ANNUAL AVERAGE DAILY TRAFFIC

CR 100 N	16,316
Rockville Rd / Avon Ave	37,508