

PEACOCK
COMPANIES
commercial real estate

BACK TO MARKET

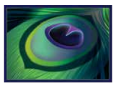
FOR LEASE | SATORI POINTE PARCELS AVAILABLE (DIVISIBLE)

Hendricks County | Intersection of US 36 & Satori Parkway
8400 E US Hwy 36 | Avon, IN 46123

UP TO 3.28± ACRES IN NEW COMMERCIAL DEVELOPMENT



EXCELLENT OPPORTUNITY ALONG ESTABLISHED & GROWING TRADE CORRIDOR



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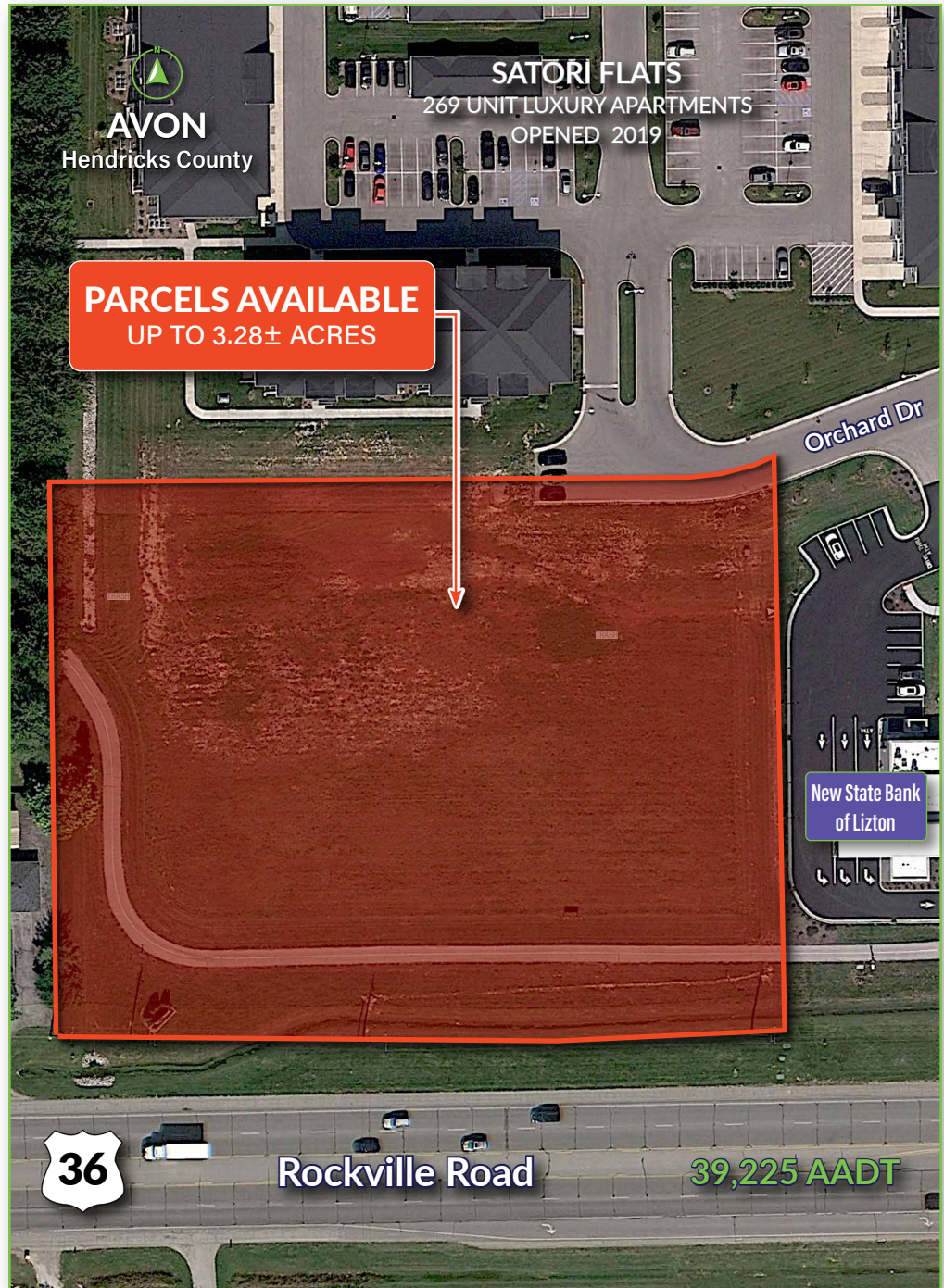
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PROPERTY FEATURES:

BACK TO MARKET

- **FOR LEASE PARCELS
AVAILABLE UP TO 3.28±
ACRES (DIVISIBLE) IN NEW
DEVELOPMENT**

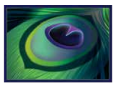
- Zoned commercial/retail
- Join new tenants including Cooper Hawk Restaurant & Winery, State Bank of Lizton, and Zaxby's; new nearby tenants include Bubba's 33, Chicken Salad Chick, Crumbl Cookie, Hollywood Feed Pet Supply, Lou Malnati's, First Watch, Swensons, & Raising Cane's.
- Great visibility on heavily traveled thoroughfare
- Adjacent to NEW Costco location just east of site and less than one mile west of Walmart Supercenter.
- Located on north side of US 36/ Rockville Road & Satori Parkway immediately in front of a new 269 unit/10 building luxury apartment community opened in 2019 and newly constructed Hendricks County YMCA.
- Excellent opportunity to become a part of the community located on a busy established major north-south trade corridor
- Local area has history of consistent steady growth and attracts many national and local retailers along the US 36/Rockville Road retail/ commercial corridor.
- Close proximity to Indianapolis International Airport and easy access to interstate systems of Indianapolis Metro Area



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TRADE AERIAL & DEMOS:

BACK TO MARKET



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, Swensons, Raising Canes, Zaxby's, Coopers Hawk, State Bank of Lizton, Bubba's 33, Chicken Salad Chick, Hollywood Feed Pet Supply, First Watch, Lou Malnati's, Raising Cane's, and Penn Station

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