

PEACOCK
COMPANIES
commercial real estate

FOR LEASE | SATORI POINT NEW COMMERCIAL/RETAIL CENTER

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

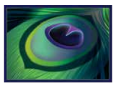
1,200± SF UP TO 8,000± SF IN PROPOSED NEW COMMERCIAL/RETAIL CENTER



NEW DEVELOPMENT | COMING SOON



EXCELLENT OPPORTUNITY ALONG ESTABLISHED & GROWING TRADE CORRIDOR



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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 1,200± up to 8,000± SF COMMERCIAL/RETAIL SPACE AVAILABLE IN NEW DEVELOPMENT**
- Join new tenants including Cooper Hawk Restaurant/Winery, State Bank of Lizton, and Zaxby's; new nearby tenants coming soon include Chicken Salad Chick, Lou Malnati's, Swenson's, & Raising Cane's.
- Drive-thru and outdoor seating options
- Ample parking
- 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

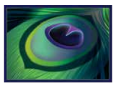


FOR LEASE | SATORI POINT
1,200 UP TO 8,000± SF AVAILABLE

MICHAEL P. HOUSE | 📞 317.253.3447 | 📠 317.402.1666 | ✉️ mphouse@peacockcre.com

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

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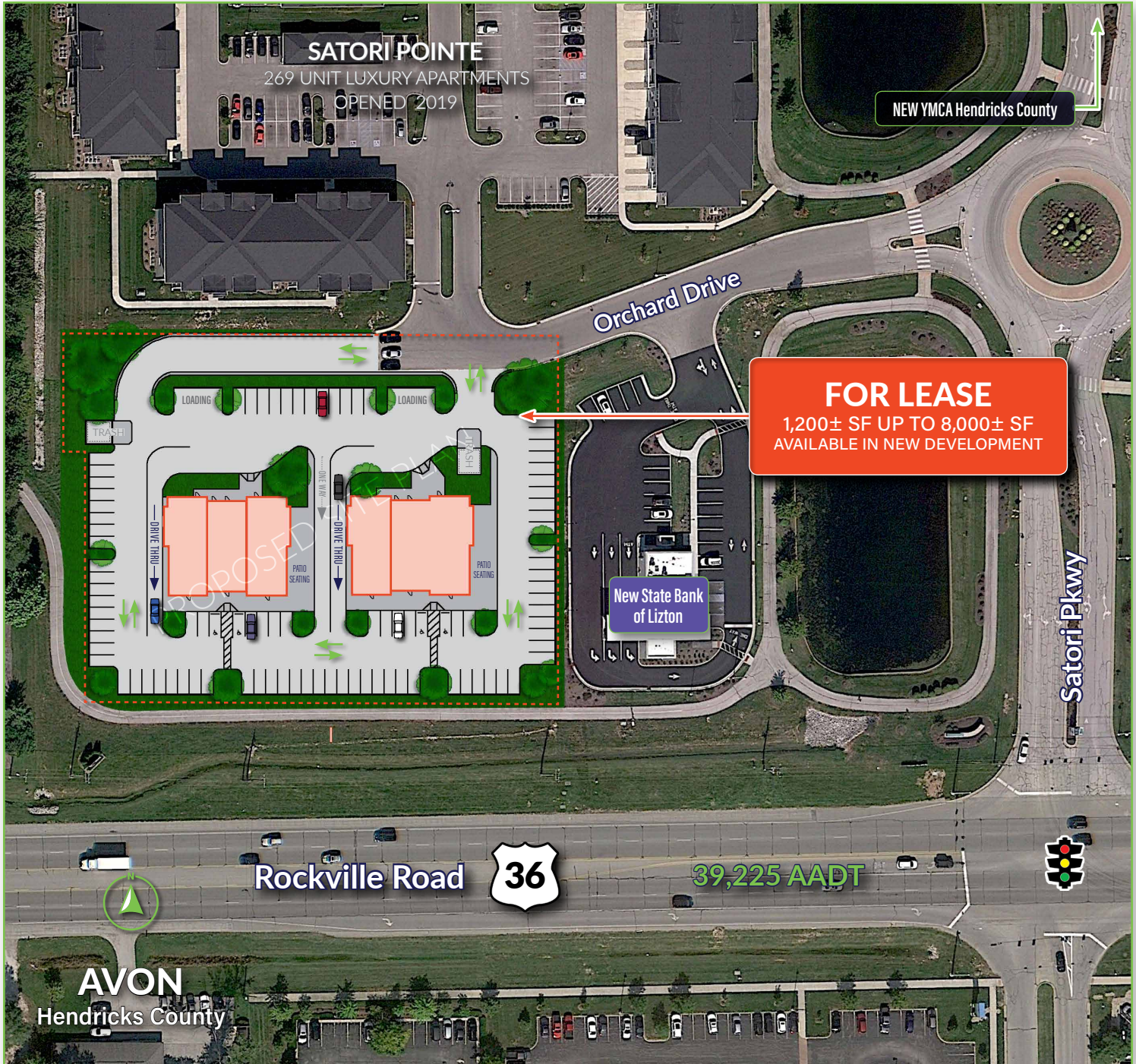
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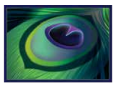
SITE AERIAL:



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TRADE AERIAL & DEMOS:



DEMOGRAPHICS		1 MILE	3 MILE	5 MILE	7 MIN
EST. POPULATION 2018		4,384	53,029	121,538	93,287
ADJ. DAYTIME DEMOS 16+		2,841	28,239	84,361	62,192
PROJ HH ANNUAL GROWTH (2018-2023)		2.2%	1.9%	1.6%	1.6%
EST. HOUSEHOLDS 2018		1,556	19,124	46,489	35,481
EST. AVG. HH INCOME 2018		\$86,462	\$93,184	\$84,980	\$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.

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