

# FOR SALE

## ONE OUTLOT REMAINING

AVON, INDIANA  
INDIANAPOLIS METRO AREA



- Prime location in the Ronald Reagan Parkway corridor between CR 100 N. and US 36, minutes from Indianapolis International Airport and I-465
- Current Zoning: PUD Planned Unit Development, allowing for commercial, retail, and office uses
- Adjacent to IU Health West Hospital campus and busy 10th St. corridor, with an average daily traffic volume of 15,531 in 2017.



10 minutes  
to Interstate  
465

15 minutes to  
Indianapolis  
International  
Airport

25 minutes to  
Downtown  
Indianapolis

COMMERCIAL  
REAL ESTATE  
SERVICES

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INDIANAPOLIS METRO AREA



One outlot remains in this high-demand location across from the IU Health West Hospital campus in Avon, Indiana. Reagan Crossing includes medical offices, an assisted living facility, dental office, and market-rate apartments opening in 2019. This prime location is a short drive to the US 36 retail corridor and three Interstates: I-70, I-74, and I-465.

› IU Health West Hospital has announced an \$83 million expansion to accommodate tremendous growth in patient care services.

### PROPERTY SPECIFICATIONS

**Total:** 1 outlot remaining

**Jurisdiction:** Town of Avon

**Township/County:** Washington/Hendricks

**Utility providers:**

- Hendricks County Regional Sewer District (sanitary sewer)
- Citizens Energy Group (water)
- IPL (electricity)
- Vectren (natural gas)

### LOT 5: AVAILABLE FOR SALE

**Parcel #:** 32-09-05-105-006.000-031

**Total acreage:** 1.64 acres

**Frontage:** 185' (CR 100 N.) and 300' (CR N. 1050 E.)

**Price:** \$645,000.00 / \$9.00 per SF

**Lot 2 (Sold):** Rainbow Child Care Center

**Lot 3 (Sold):** Aldrich Pediatric Dental Office

**Lot 4 (Sold):** American Health Network West Tenth Professional Bldg. (8,600 GSF)

**Lot 6 (Sold):** 120-Unit Market-Rate Apartment Community

### DEMOGRAPHIC PROFILE (2018 ESTIMATES)

	Drive Time (5 min.)	Drive Time (15 min.)
Population	18,509	221,891
Median Household Income	\$64,728	\$57,179
Median Home Value	\$145,504	\$147,043
Total # of Employees	5,872	96,559

For More Information  
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