



BEECHWOOD CENTRE

7508 Beechwood Centre Road
Avon, Indiana



HIGHLIGHTS

- Join Rural King, D-BAT, and Pure Barre, as well as area retailers and restaurants including Lowe's, Kroger, CVS Pharmacy, Walgreens, AutoZone, Chick-fil-A, Dairy Queen, Bob Evans, Arby's, Burger King, and Taco Bell
- Population of over 120,000 within 5 miles with average household incomes exceeding \$110,000
- Signalized access off of US Route 36
- **AVAILABLE: 8,049 SF**

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE	10 MILE	15 MILE
2030 Projection	6,701	53,694	130,098	419,741	809,985
2025 Estimate	6,421	50,720	122,681	402,685	782,666
INCOME	1 MILE	3 MILE	5 MILE	10 MILE	15 MILE
2025 Average	\$123,168	\$124,546	\$111,505	\$93,619	\$97,287
2025 Median	\$89,559	\$102,695	\$88,364	\$71,737	\$71,384
DAYTIME POPULATION	1 MILE	3 MILE	5 MILE	10 MILE	15 MILE
2025 Employees	4,032	15,626	43,992	144,233	431,438

LEASING INFORMATION

www.goodmanrealestate.com
216.381.8200

CLEVELAND

THE OFFICES OF LEGACY VILLAGE
25333 CEDAR ROAD, SUITE 305
CLEVELAND, OH 44124

COLUMBUS

389 E. LIVINGSTON AVENUE
COLUMBUS, OHIO 43215

ALEX JUSTICE

alex@goodmanrealestate.com

MAGGIE JONES

maggie@goodmanrealestate.com

JOHN HOLLOWAY

john@veritasrealty.com



216.381.8200

john@veritasrealty.com

Avon, Indiana



THE INFORMATION ABOVE HAS BEEN OBTAINED FROM SOURCES BELIEVED TO BE RELIABLE. GOODMAN REAL ESTATE SERVICES GROUP LLC AND ITS AGENTS, ASSOCIATES, AND EMPLOYEES MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. ALL IMAGES CONTAINED HEREIN ARE THE PROPERTY OF GOODMAN REAL ESTATE SERVICES GROUP LLC AND SHALL NOT BE DUPLICATED OR REPRODUCED WITHOUT EXPRESS WRITTEN CONSENT OF GOODMAN REAL ESTATE SERVICES GROUP LLC. YOU ACKNOWLEDGE THAT, AS REQUIRED BY THE STATE OF OHIO, YOU HAVE RECEIVED THE CONSUMER GUIDE TO AGENCY RELATIONSHIPS.



216.381.8200

john@veritasrealty.com

Avon, Indiana



THE INFORMATION ABOVE HAS BEEN OBTAINED FROM SOURCES BELIEVED TO BE RELIABLE. GOODMAN REAL ESTATE SERVICES GROUP LLC AND ITS AGENTS, ASSOCIATES, AND EMPLOYEES MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. ALL IMAGES CONTAINED HEREIN ARE THE PROPERTY OF GOODMAN REAL ESTATE SERVICES GROUP LLC AND SHALL NOT BE DUPLICATED OR REPRODUCED WITHOUT EXPRESS WRITTEN CONSENT OF GOODMAN REAL ESTATE SERVICES GROUP LLC. YOU ACKNOWLEDGE THAT, AS REQUIRED BY THE STATE OF OHIO, YOU HAVE RECEIVED THE CONSUMER GUIDE TO AGENCY RELATIONSHIPS.



LEASING INFORMATION

www.goodmanrealestate.com

216.381.8200

ALEX JUSTICE

alex@goodmanrealestate.com

MAGGIE JONES

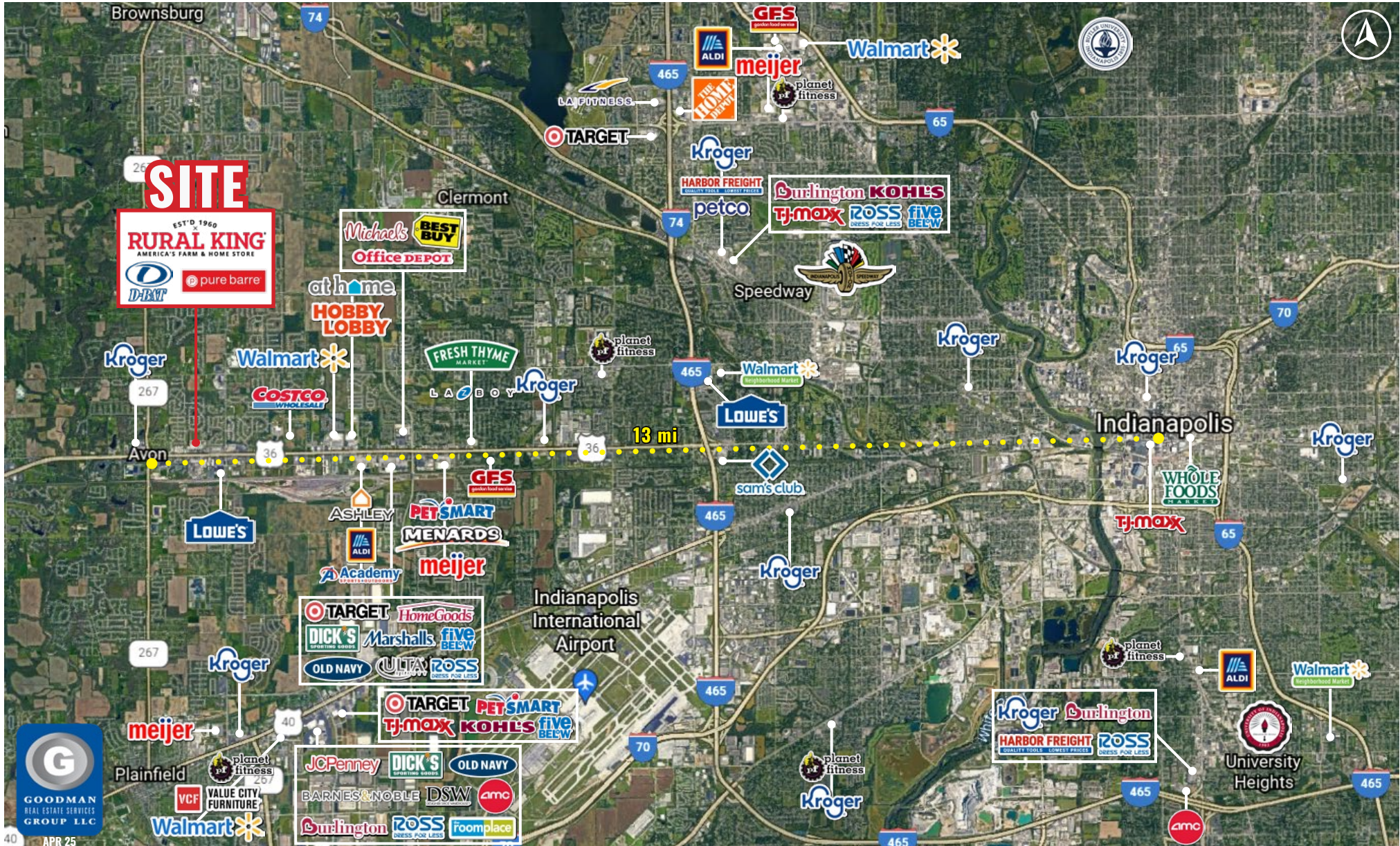
maggie@goodmanrealestate.com

JOHN HOLLOWAY

john@veritasrealty.com





BEECHWOOD CENTRE

Avon, Indiana



BEECHWOOD CENTRE

Avon, Indiana

KEY	 LEASED	 NEG LEASE
	 AVAILABLE	 NOT PART

UNIT	TENANT	SIZE (SQ. FT.)
1	Rural King	73,705
2	Available	8,049
3	Emmy's Pancake House	5,500
4	Pure Barre	1,600
5	Confidence Club Martial Arts	3,200
6	D-BAT	15,000
SITE SUMMARY		99,005



VR VERITAS
REALTY

LEASING INFORMATION

ALEX JUSTICE

alex@goodmanrealestate.com

MAGGIE JONES

maggie@goodmanrealestate.com

JOHN HOLLOWAY

john@veritasrealty.com

CLEVELAND

THE OFFICES OF LEGACY VILLAGE
25333 CEDAR ROAD, SUITE 305
CLEVELAND, OH 44124

COLUMBUS

389 E. LIVINGSTON AVENUE
COLUMBUS, OHIO 43215

P 216.381.8200

F 216.381.8211

WWW.GOODMANREALESTATE.COM

THE INFORMATION ABOVE HAS BEEN OBTAINED FROM SOURCES BELIEVED TO BE RELIABLE. GOODMAN REAL ESTATE SERVICES GROUP LLC AND ITS AGENTS, ASSOCIATES, AND EMPLOYEES MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. ALL IMAGES CONTAINED HEREIN ARE THE PROPERTY OF GOODMAN REAL ESTATE SERVICES GROUP LLC AND SHALL NOT BE DUPLICATED OR REPRODUCED WITHOUT EXPRESS WRITTEN CONSENT OF GOODMAN REAL ESTATE SERVICES GROUP LLC. YOU ACKNOWLEDGE THAT, AS REQUIRED BY THE STATE OF OHIO, YOU HAVE RECEIVED THE CONSUMER GUIDE TO AGENCY RELATIONSHIPS.