



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, Taco Bell, Chipotle, and Ale Emporium (opening fall 2025)
- 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

100 W OLD WILSON BRIDGE ROAD,
SUITE 207
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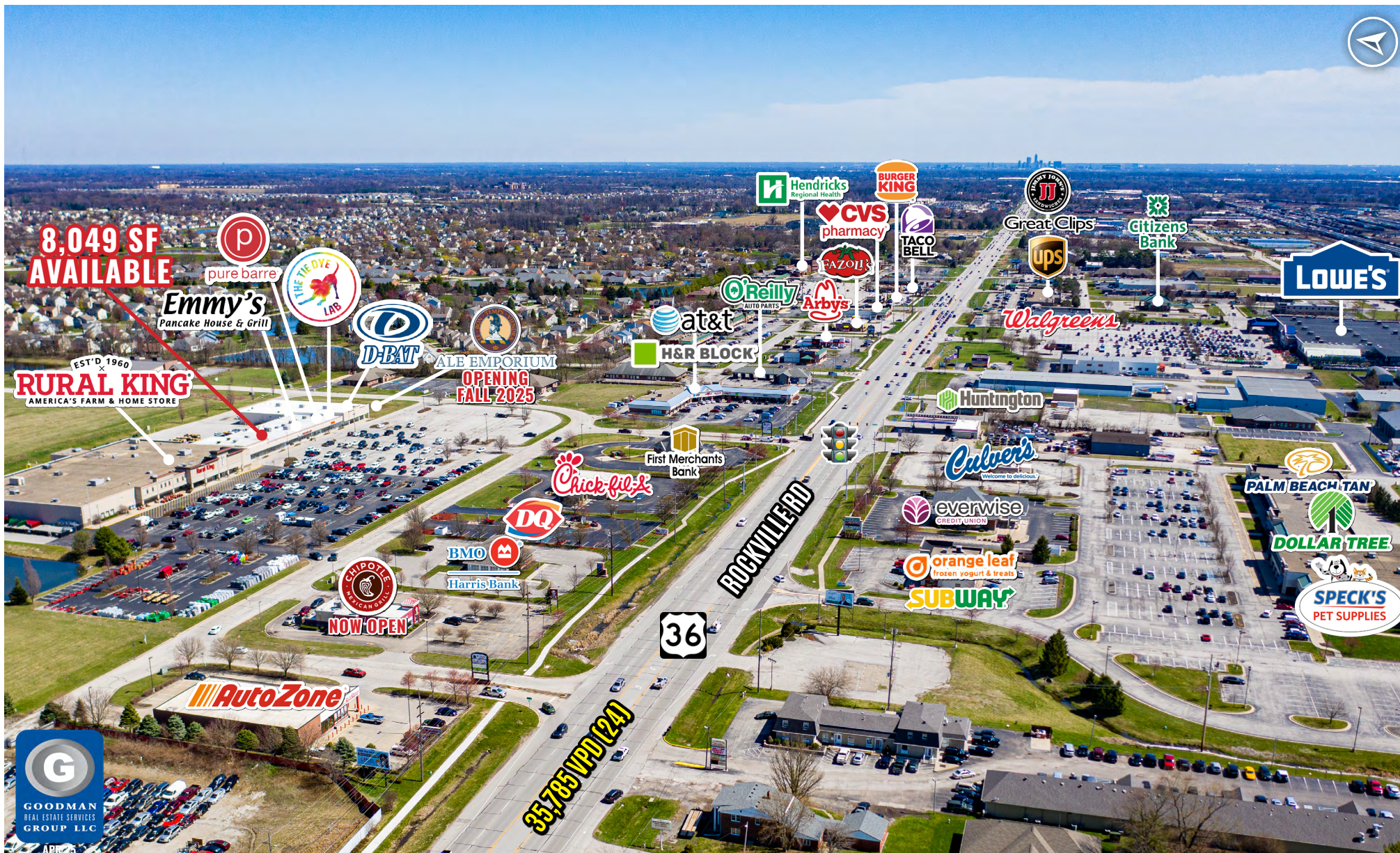
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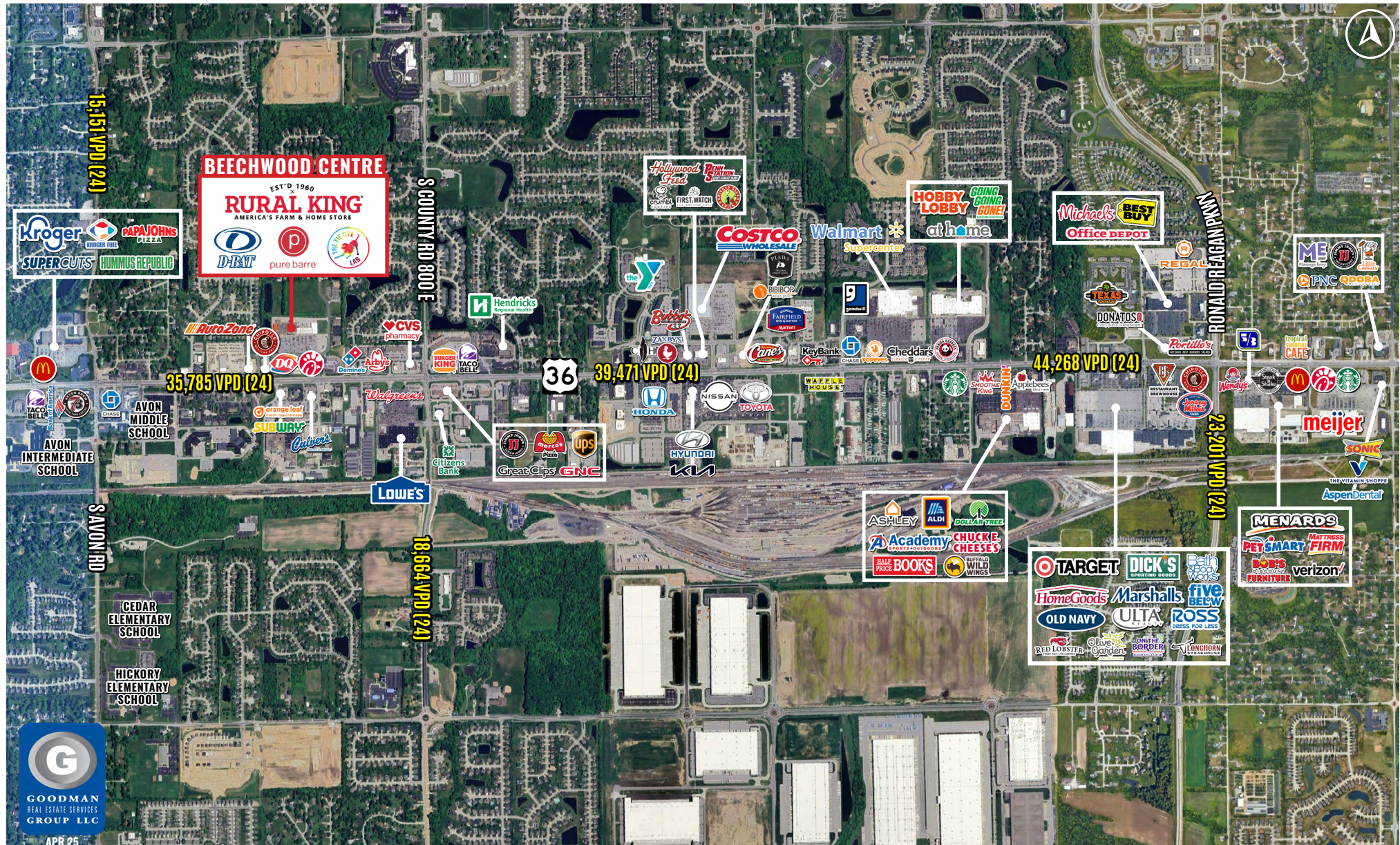
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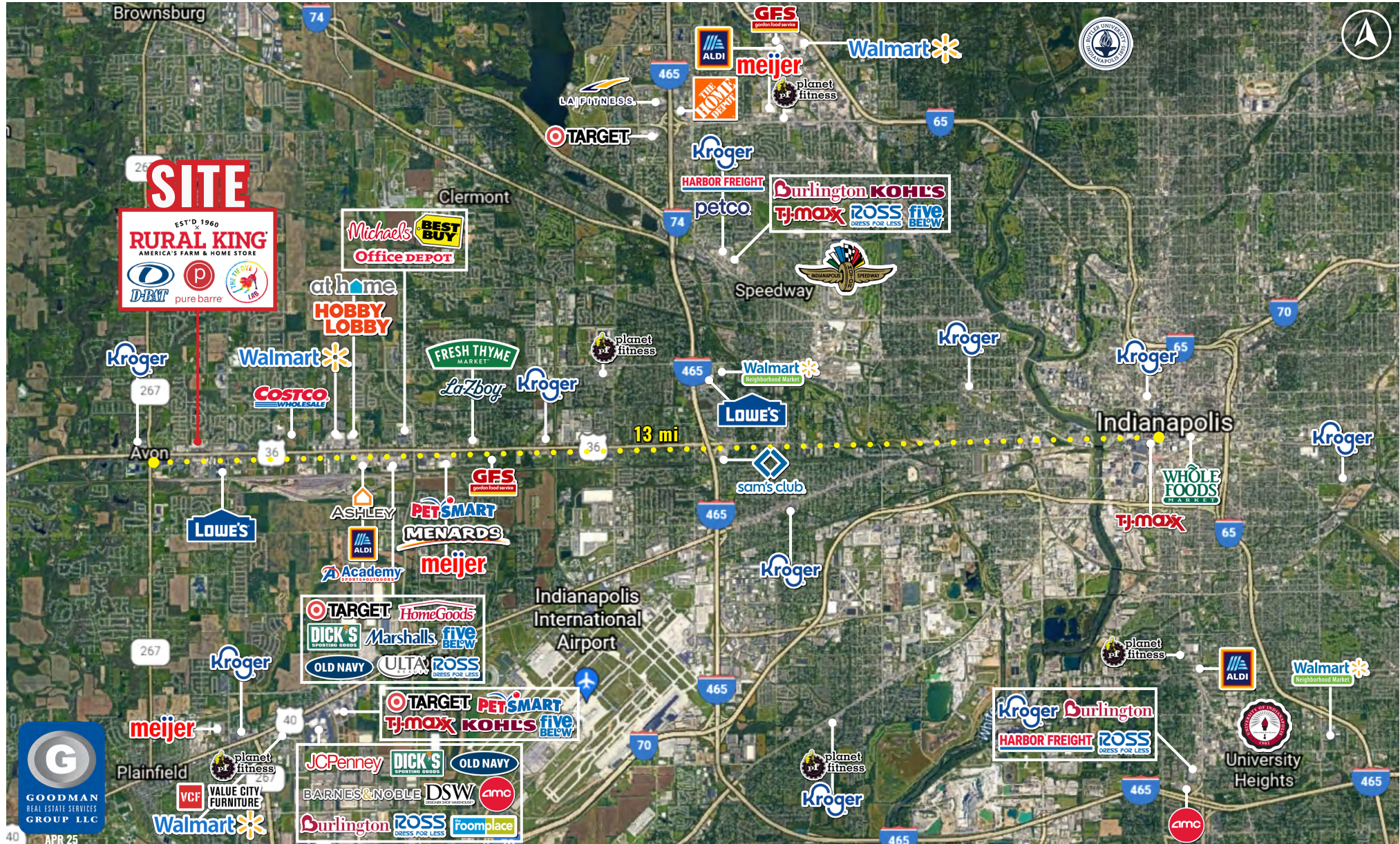
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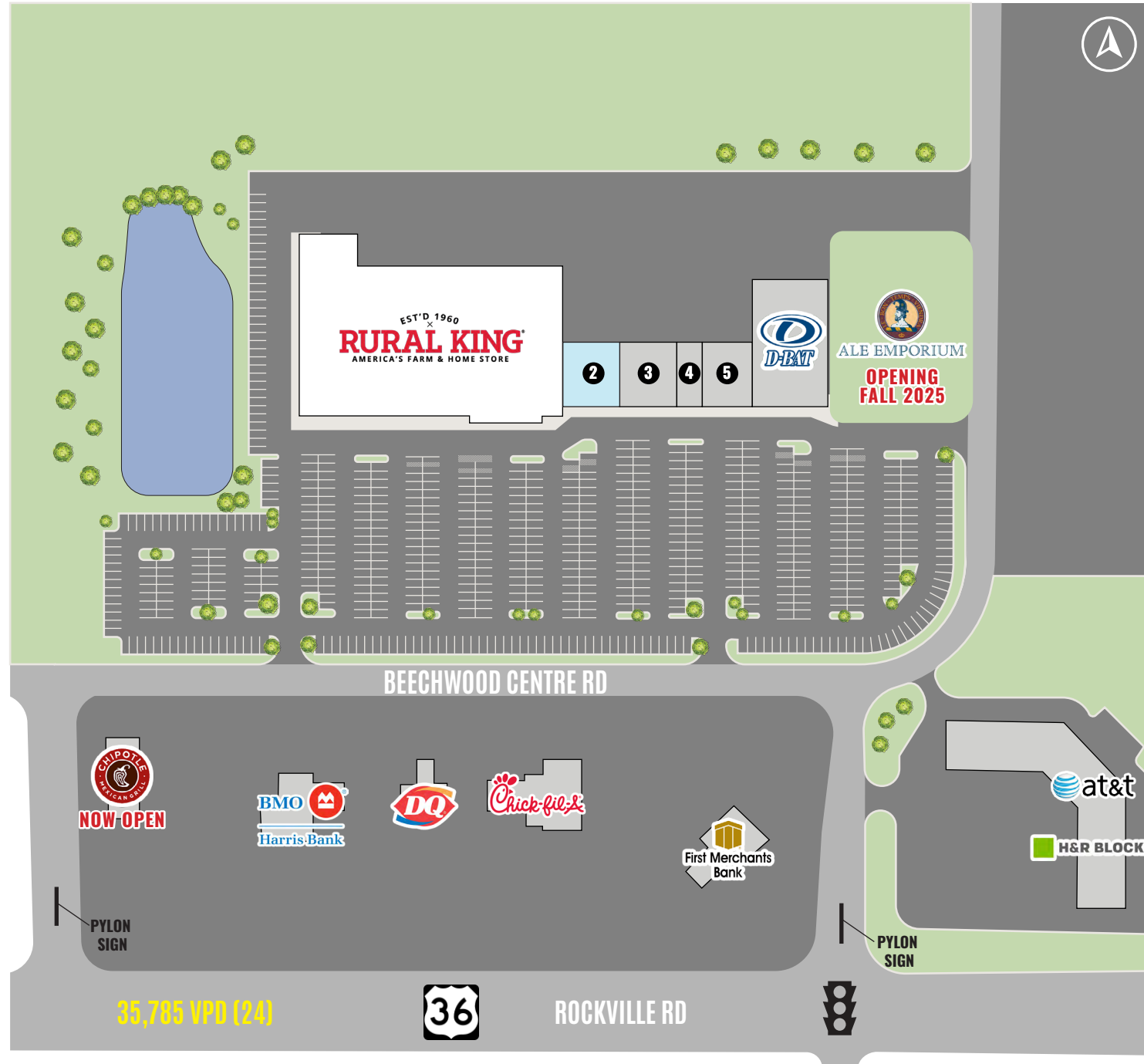


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Avon, Indiana

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	The Tie Dye Lab	3,200
6	D-BAT	15,000
SITE SUMMARY		99,005



VR VERITAS
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