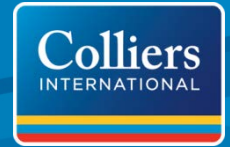


FOR SALE OR LEASE > OFFICE SPACE



Shiloh Crossing Professional Park

289-297 SHILOH CROSSING DRIVE, AVON, IN



Property Highlights

- > Own or lease your own luxury office suite
- > Sale Price: \$125,000/Suite
- > Lease Rate: \$11.25 psf NNN
- > Suites available ranging \pm 1,212 SF – 4,848 SF
- > Unit 297: \pm 1,212 SF now available – Move in Ready
- > Great access to US 36 & Ronald Reagan Parkway (Ronald Reagan Parkway open southbound to I-70 at Plainfield)
- > Close to amenities including restaurants, shopping and daycare
- > Located in Hendricks County, the second fastest growing county in Indiana
- > AADT on Rockville Road/US 36: 35,158 vehicles

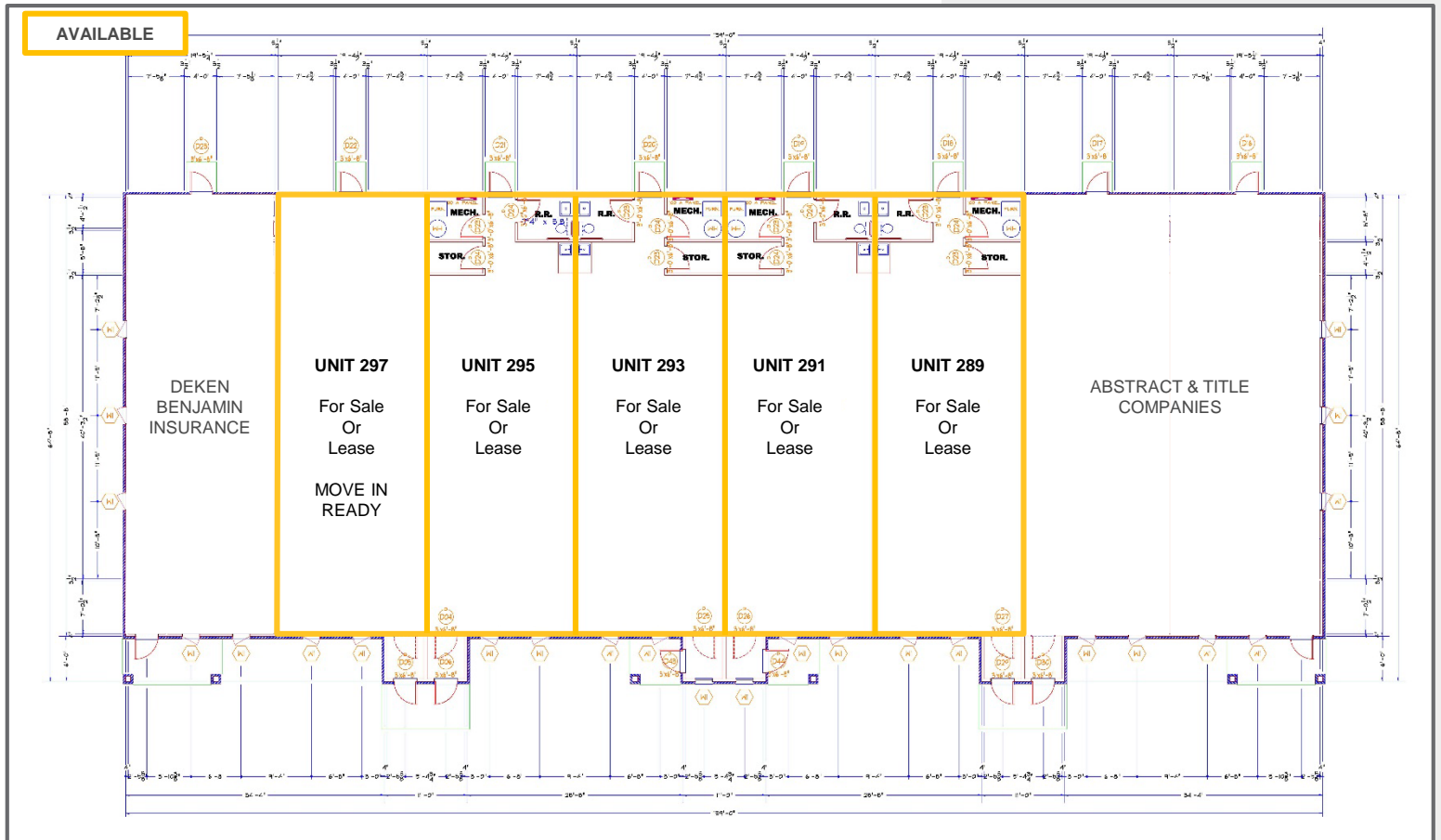
DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
2013 Population	51,107	135,345	403,278
2018 Population	52,926	141,063	419,255
2013 Total Households	18,609	52,613	153,900
2018 Total Households	19,189	54,653	159,724
2013 Average Household Income	\$69,708	\$66,633	\$62,526
2018 Average Household Income	\$80,670	\$77,472	\$73,037
Average Household Size	2.72	2.54	2.57

STEPHEN DAUM
317 713 2144
stephen.daum@colliers.com

COLLIERS INTERNATIONAL
241 N Pennsylvania St, Suite 300
Indianapolis, IN 46204
colliers.com

Site Plan & Aerial Map

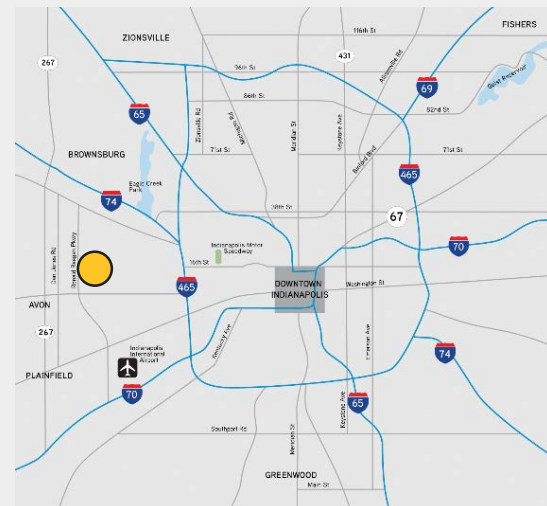


Contact

STEPHEN DAUM

317 713 2144

stephen.daum@colliers.com



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