Harvest Landing
8944 Dr. Charles Nelson Dr. Avon, IN 46123

RETAIL SPACE FOR LEASE

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PROPERTY DESCRIPTION:

- New development consisting of 57,320 sf in Harvest Landing
- Signage opportunities along storefront, back of building and pylon on US Hwy 36
- Existing tenants within the development include: Costco, Raising Cane's, Swenson's, Chicken Salad Chick, Crumbl, Hollywood Feed, Penn Station, Lou Malnati's and Bubba's 33
- This high traffic retail corridor generates over 2.2M visits annually

PROJECT DETAILS:

- **Estimated Delivery:** June 2025
- **Suite Availability:** 1,500SF --19,000 SF
- **Rental Rate:** $30-$35 NNN
- **Estimated NNN Charges:** $8.00 psf
- **Tenant Improvement Allowance:** Negotiable
- **Delivery Condition:** Landlord Cold Dark Shell

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317-635-5555 · leasing@kennmar.com · kennmar.com/harvestlanding
3500 DePauw Boulevard Suite 2060, Indianapolis, Indiana, 46268

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DEMOGRAPHICS 2023 SNAPHOT	3 MILE	5 MILE	10 MILE
TOTAL POPULATION	59,966	132,065	422,871
DAYTIME POPULATION	30,124	82,598	289,193
HOUSEHOLDS	21,580	49,783	160,572
AVERAGE HOUSEHOLD INCOME	$94,168	$87,487	$74,105
MEDIAN HOUSEHOLD INCOME	$91,078	$86,870	$79,205

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