



# 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](http://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,  
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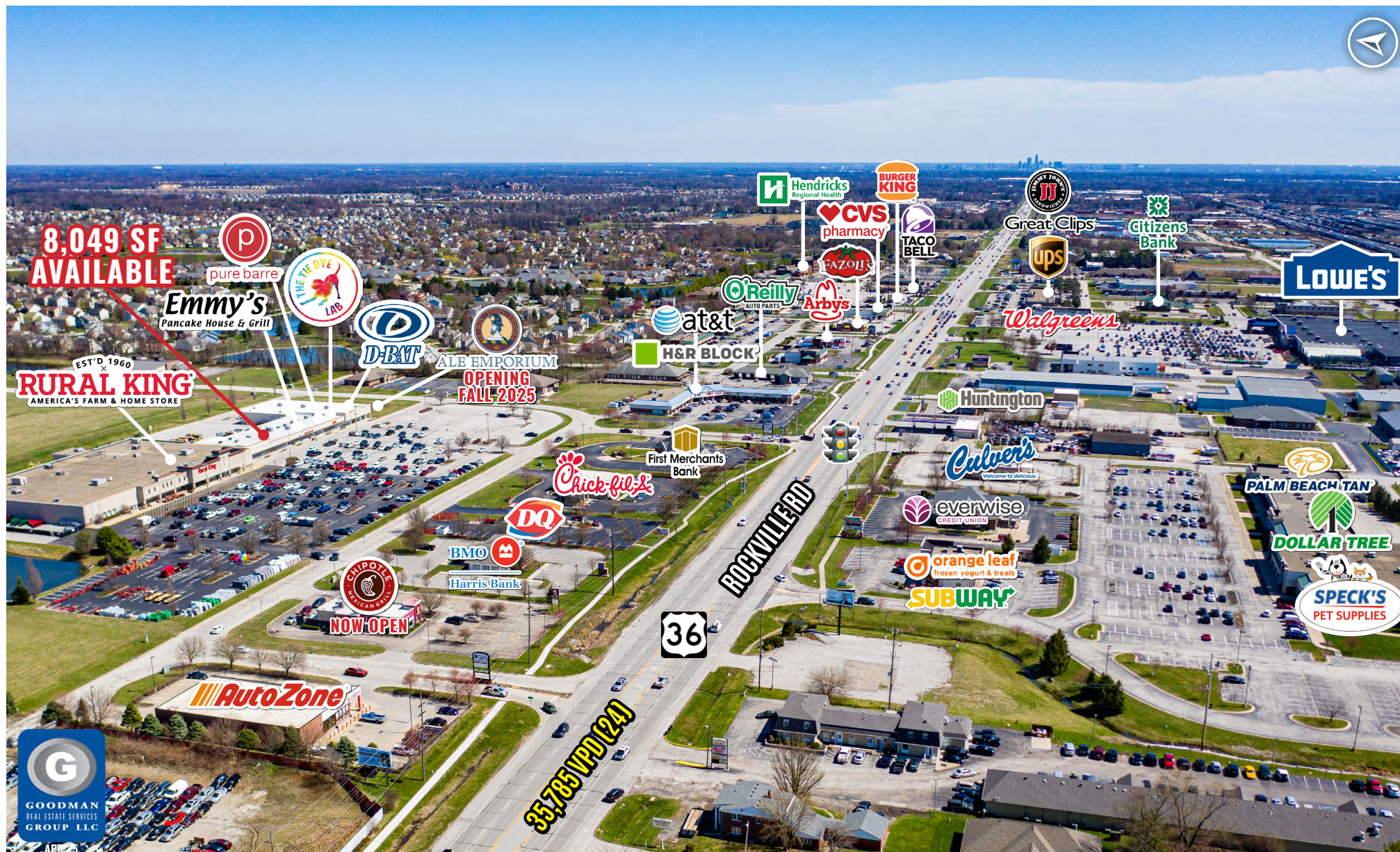
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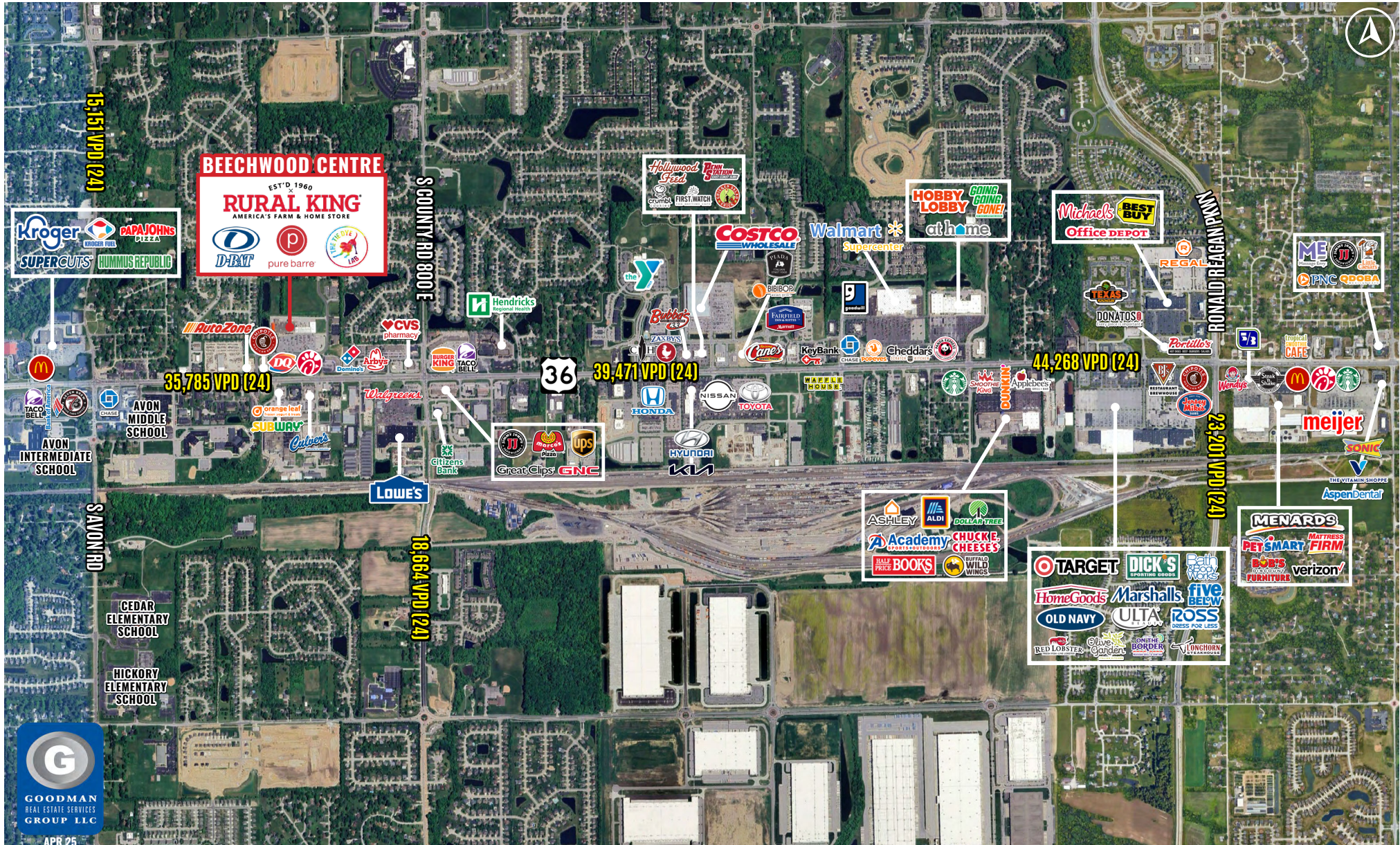
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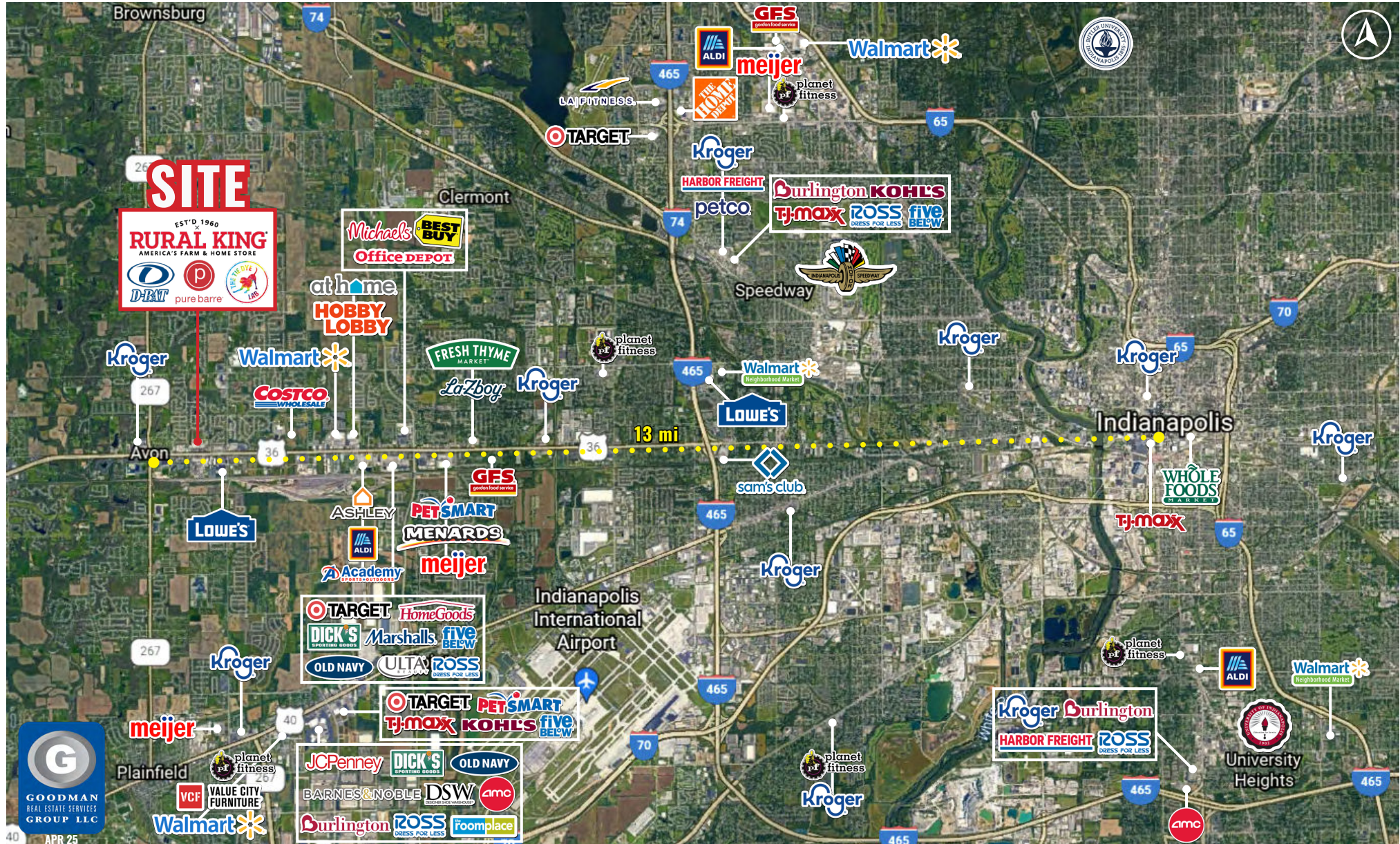
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

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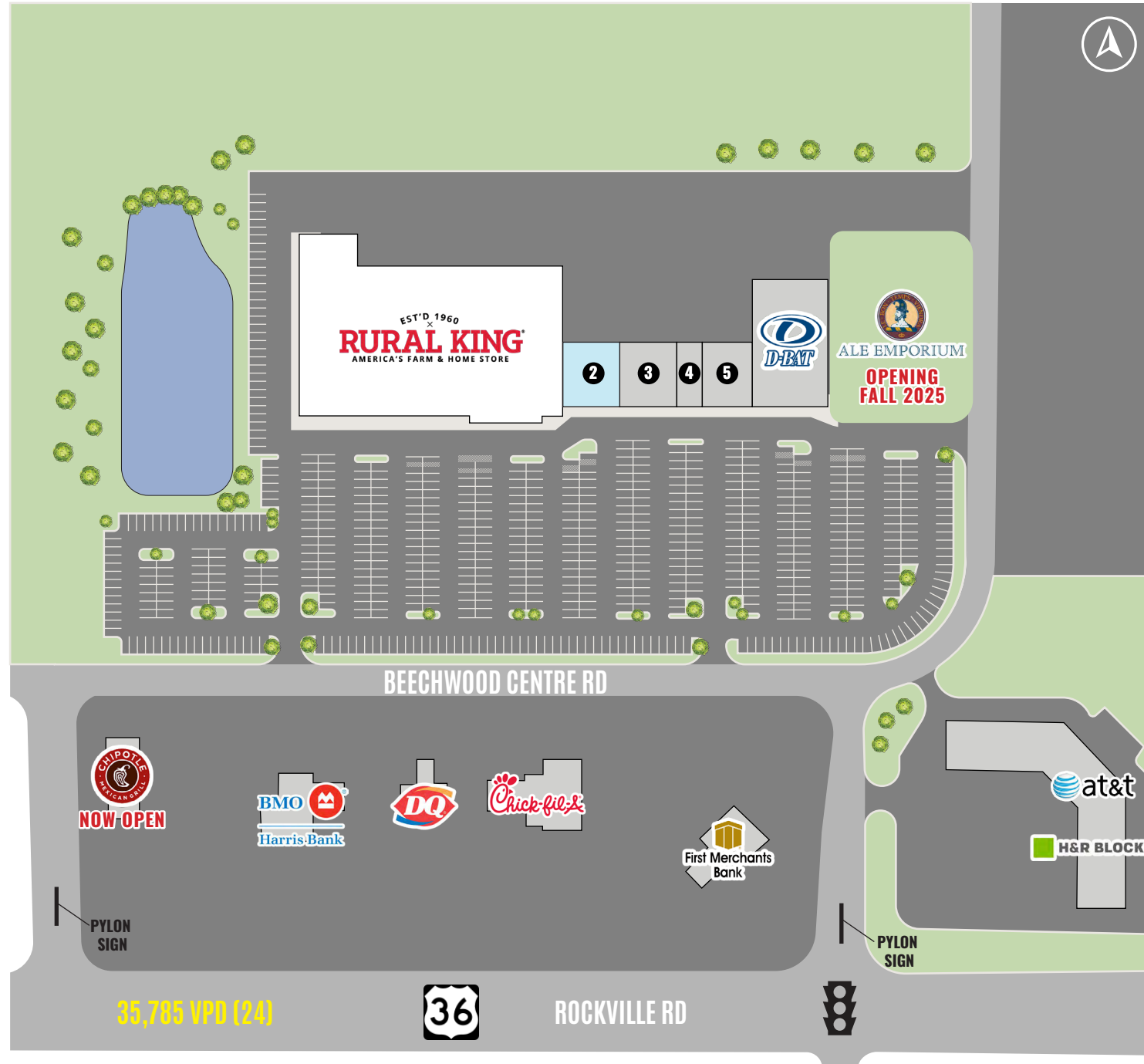


# BEECHWOOD CENTRE

Avon, Indiana

<b>KEY</b>	 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**  
REALTY

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