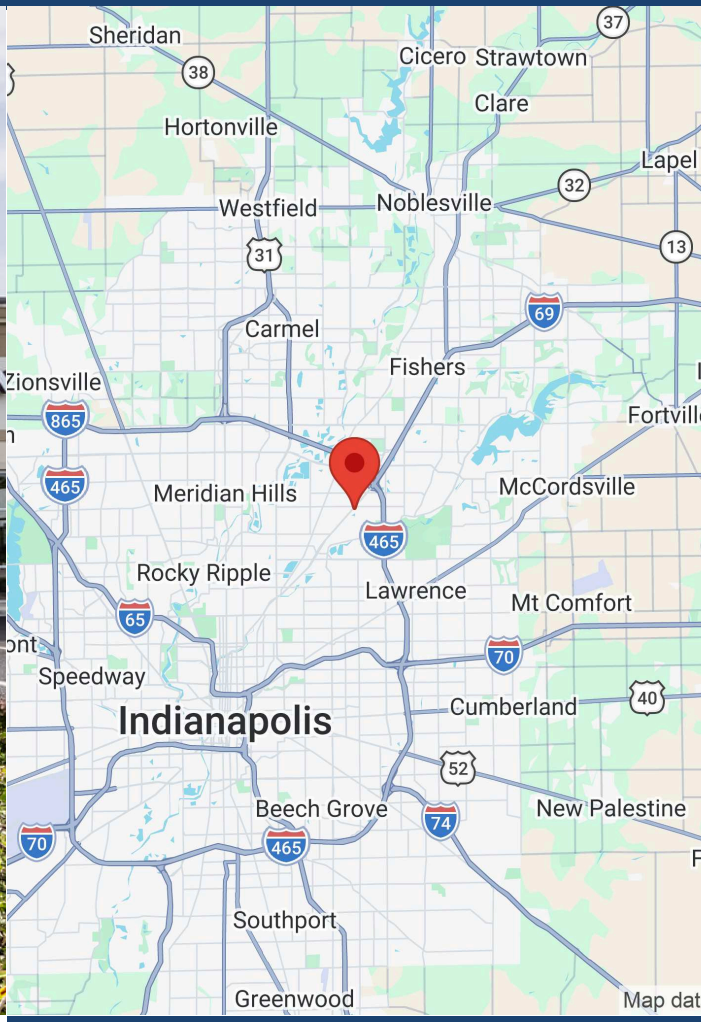
AVALON CROSSING

6935 LAKE PLAZA DRIVE // INDIANAPOLIS, IN 46220



OWNED GLA
82,847 SF

DEMOGRAPHICS
Population
Avg Income

Avalon Crossing is a three-building neighborhood shopping center located along Binford Boulevard, one of Indianapolis's most well-established retail corridors on the city's northeast side. Originally built in 1976 and substantially renovated in 2008, the center is anchored by Starbucks, Dollar Tree, Entenmann's Sales Co., and George's Neighborhood Grill, with a complementary mix of food, fitness, personal services, and neighborhood retailers. The property benefits from strong visibility along Binford Boulevard and draws from a dense, established trade area serving Indianapolis's northeast side.

Major Tenants: Entenmann's, Dollar Tree, George's Neighborhood Grill, Nelson's Flooring, Anytime Fitness

ZRP

ZIFF
REAL ESTATE
PARTNERS

FOR LEASING INFORMATION
Alec Boyle
843.724.3473
aboyle@ziffcre.com
www.ziffcre.com

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Available | Coming Available | Occupied | Non-Controlled

SUITE#	Tenant Name	GLA(SF)
B-6	AVAILABLE	1,600 SF
C-2	AVAILABLE	4,505 SF
7002-B	AVAILABLE	1,768 SF

SUITE#	Tenant Name	GLA(SF)
A	DOLLAR TREE	10,489 SF
B-1-2	LA CASA GRANDE	3,561 SF
B-10	ASIAN BISTRO	1,600 SF
B-11	OWLSLEE HEALTH & CBD	1,600 SF
B-12-15	GEORGE'S NEIGHBORHOOD GRILL	6,640 SF
B-3	THE VILLAGE DOVE	1,600 SF
B-4	EV NAIL SALON	1,600 SF
B-5	RENDITIONS	1,600 SF
B-7-9	CHAMPLIN BJJ	4,642 SF
C-1	THE PEARL	4,507 SF
C-3	ANYTIME FITNESS	4,922 SF
C-5	NELSON'S FLOORING	5,766 SF
D	ENTENMANN'S	19,172 SF
6920	STARBUCKS	1,800 SF
7002-A	JIMMY JOHN'S	2,420 SF
7002-C	GREAT CLIPS	1,200 SF
7002-D	DOMINOS PIZZA	1,855 SF

Tenant names on this plan represent leases which are executed, in negotiation, or proposed. All square footages and dimensions are approximate and subject to field verification.

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