

Eden Gate Shoppes I

Prime Retail!
Prime Location!

**DRASTIC RENTAL
RATE DISCOUNTS!!**



Eden Gate Shoppes is the newest retail complex in the burgeoning west side community of Avon. Key area retailers include Lowes, Meijer, Menards, Target, and the new 200,000-square-foot Wal-Mart Super Center right next door.

This prime location provides excellent visibility and direct access from Rockville Road with signalized intersections on both sides of the property. Three miles from I-465, Eden Gate Shoppes includes four exceptional outlots together with a retail parcel that can accommodate an additional 100,000 square feet of prime space.

The unmatched visibility and easy access for area residents make Eden Gate Shoppes and its outlots an absolutely perfect location for bank branches, restaurants, and other service providers.

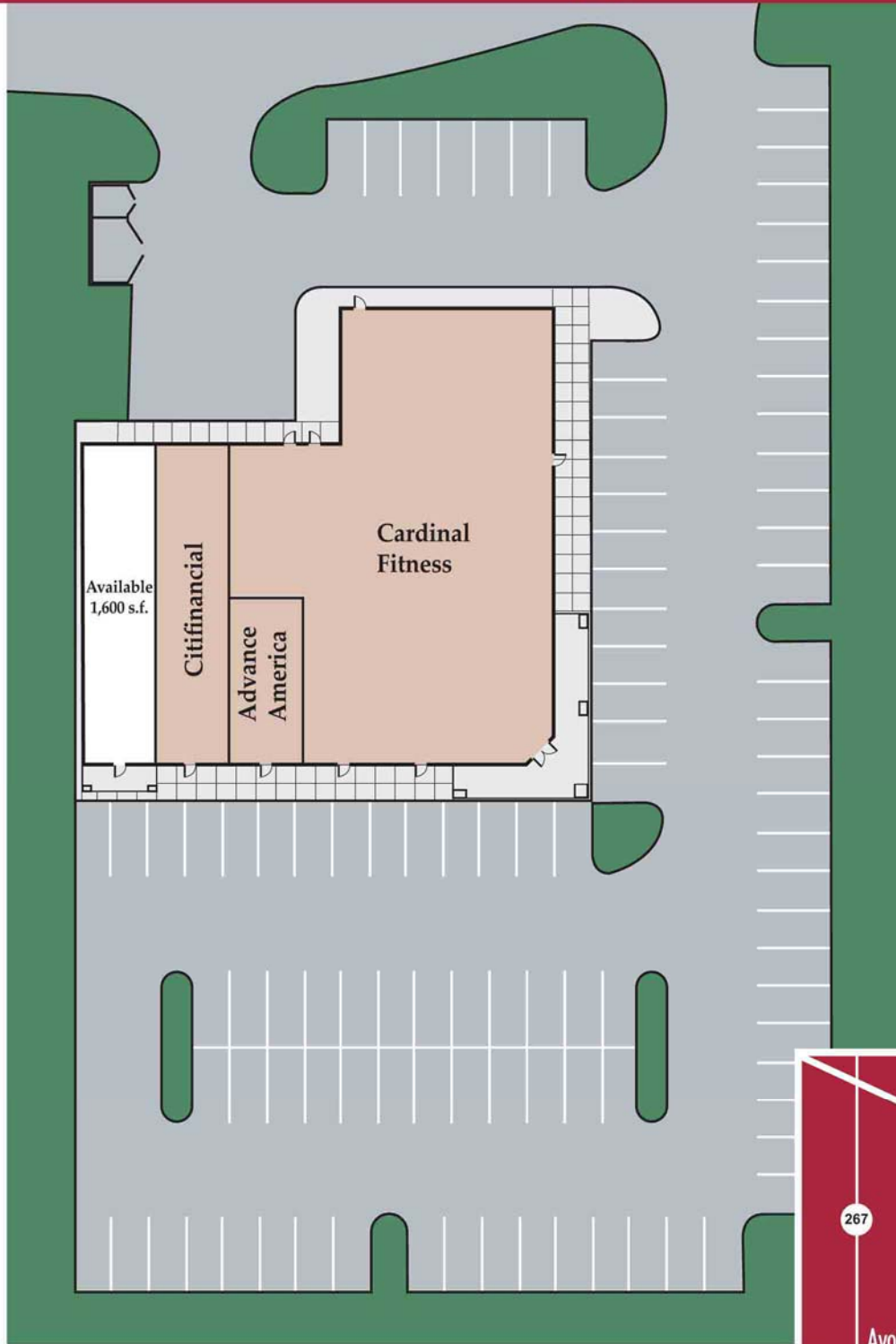
Key area demographics:

- ~ 36,205 households and 85,751 people within a five mile radius
- ~ Average household income of \$ 63,532
- ~ Daily traffic count of 44,000 vehicles on Rockville Road

U For leasing or sales information contact
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Development, Management and Investment Real Estate
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**1,600sf AVAILABLE
IMMEDIATELY**

**PRICE REDUCED TO
\$16.95/SF NNN**

