

COUNTY LINE CROSSING

8810 S Emerson
Indianapolis, IN 46237

INLINE SPACE & OUTLOT

1,600 SF Available For Lease

Outlot 1,200 to 5,000 SF BTS or Ground Lease

RETAIL SPACE & OUTLOT AVAILABLE



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1,600 SF INLINE SPACE | OUTLOT 1,200 SF TO 5,000 SF COUNTY LINE CROSSING

PROPERTY OVERVIEW

RETAIL SPACE AVAILABLE:

1,600 SF of Inline space




OUTLOT AVAILABLE:

Outlot: 1,200 to 5,000 SF with drive-thru potential available for ground lease or BTS

PROPERTY HIGHLIGHTS:

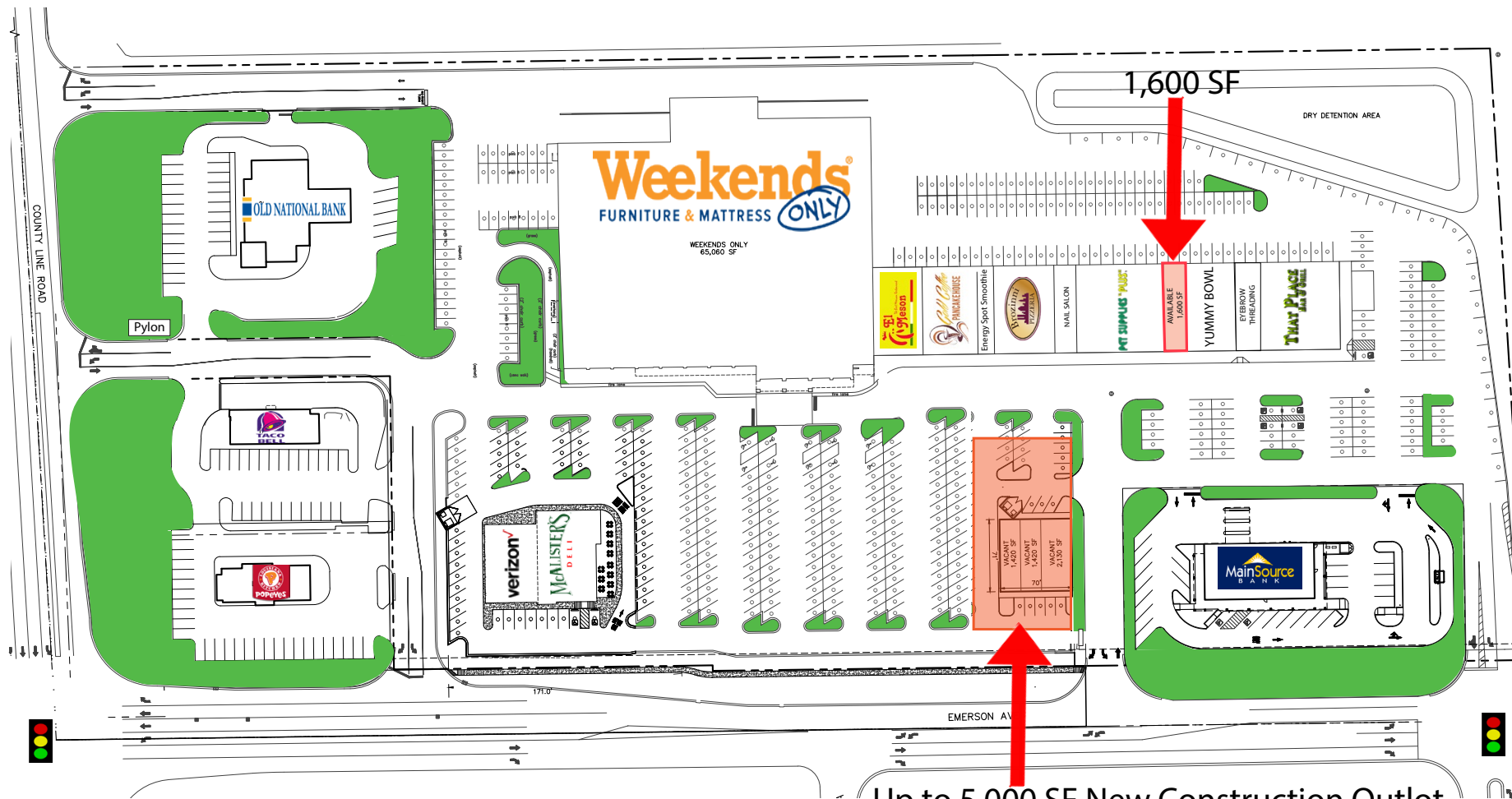
- Multi or single tenant outlot with drive-thru opportunity
- Large view corridors to County Line Rd & Emerson Ave (60,000 VPD)
- Super-regional intersection surrounded by national retailers including Kroger Marketplace, Costco, Walmart Supercenter, Floor & Décor, and more
- Fastest growing retail & restaurant corridor in Johnson County
- Strong daytime demographics with major employers including Franciscan Health Hospital (1,600 FTE)



DEMOGRAPHICS	 1 MILE	 3 MILE	 5 MILE
Population:	4,402	70,221	179,235
Total Employees:	10,229	35,886	63,426
Households:	1,835	28,801	70,308
Avg. HH Income:	\$98,719	\$74,803	\$79,619

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SITE
PLAN

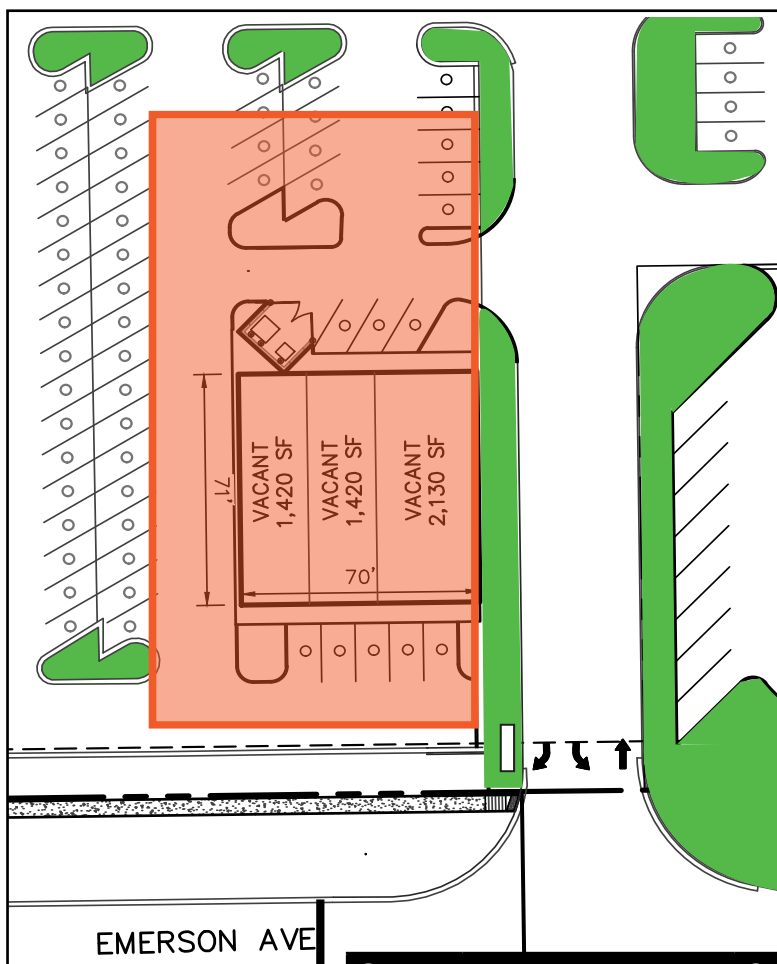


Up to 5,000 SF New Construction Outlot
with Drive-Thru or Ground Lease

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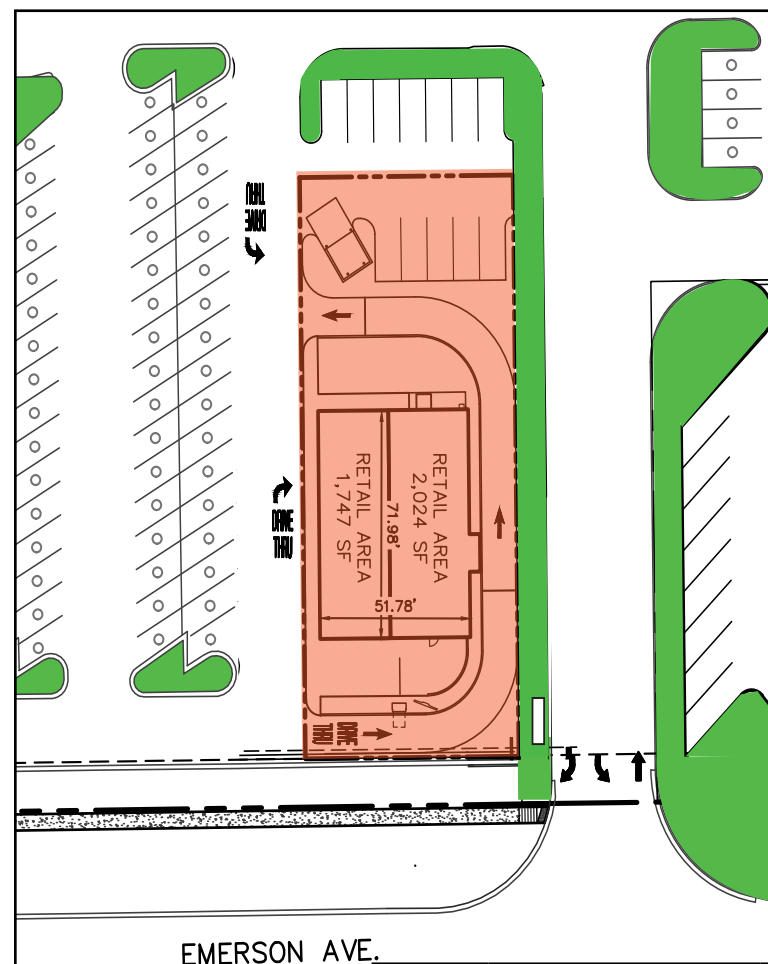
**OUTLOT
 SITE PLAN**

Site Plan: Option A



Suite	Tenant	Size
A	Available	1,420 SF
B	Available	1,420 SF
C	Available	2,130 SF
Total GLA:		4,970 SF

Site Plan: Option w/ Drive-Thru



Suite	Tenant	Size
A	Proposed Endcap	1,747 SF
B	Proposed Drive-Thru	2,024 SF
Total GLA:		3,771 SF

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CENTER
PHOTOS



1,600 SF



1,600 SF

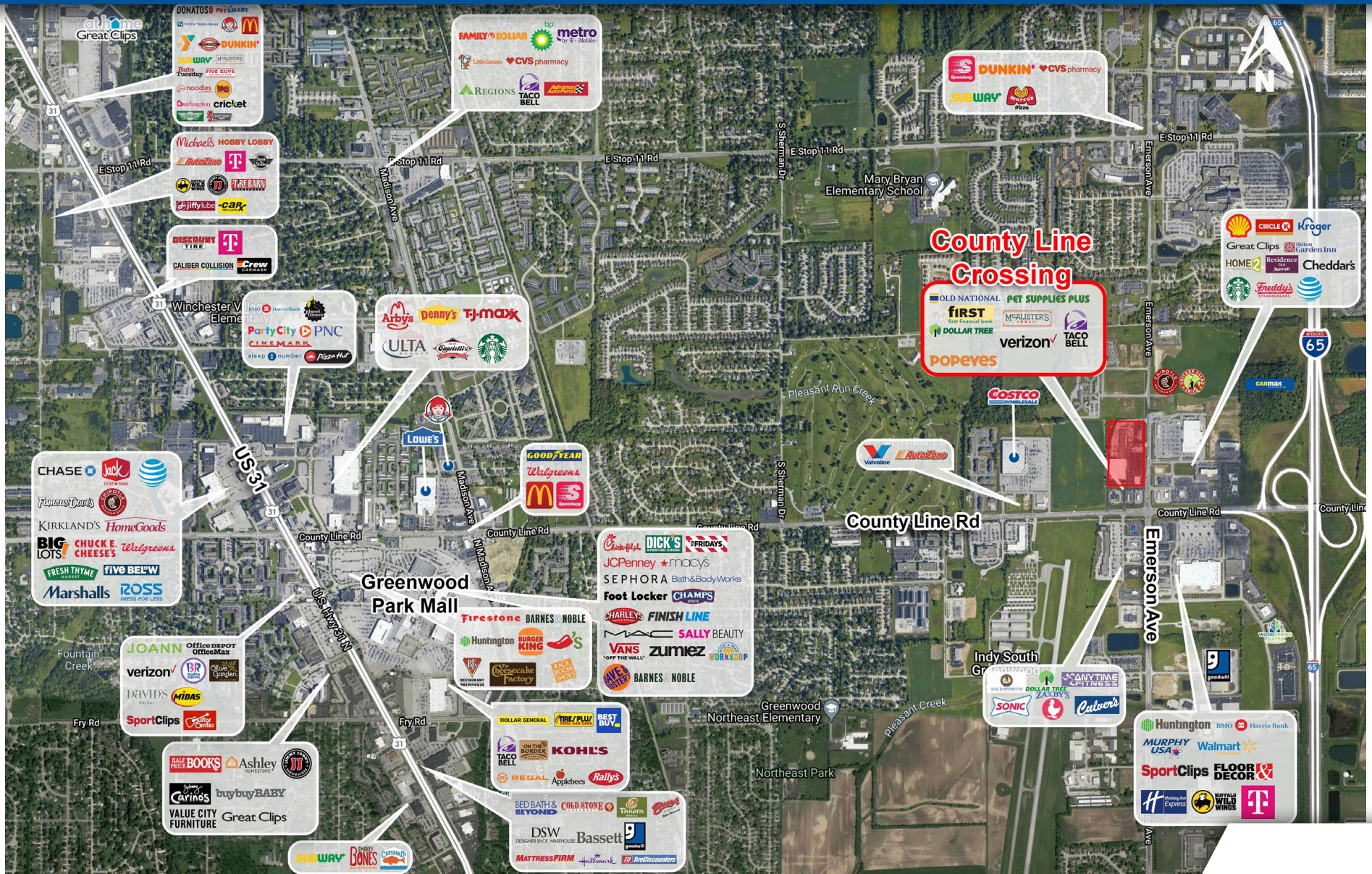


1,600 SF

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MARKET OVERVIEW



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