

COUNTY LINE CROSSING

8810 S Emerson
Indianapolis, IN 46237

INLINE SPACE & OUTLOT

1,600 SF Available For Lease

Outlot up to 5,000 SF BTS or Ground Lease

RETAIL SPACE & OUTLOT AVAILABLE



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VERITAS REALTY
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1,600 SF INLINE SPACE | OUTLOT UP TO 5,000 SF

COUNTY LINE CROSSING

PROPERTY OVERVIEW

RETAIL SPACE AVAILABLE:

1,600 SF of Inline space




OUTLOT AVAILABLE:

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

PROPERTY HIGHLIGHTS:

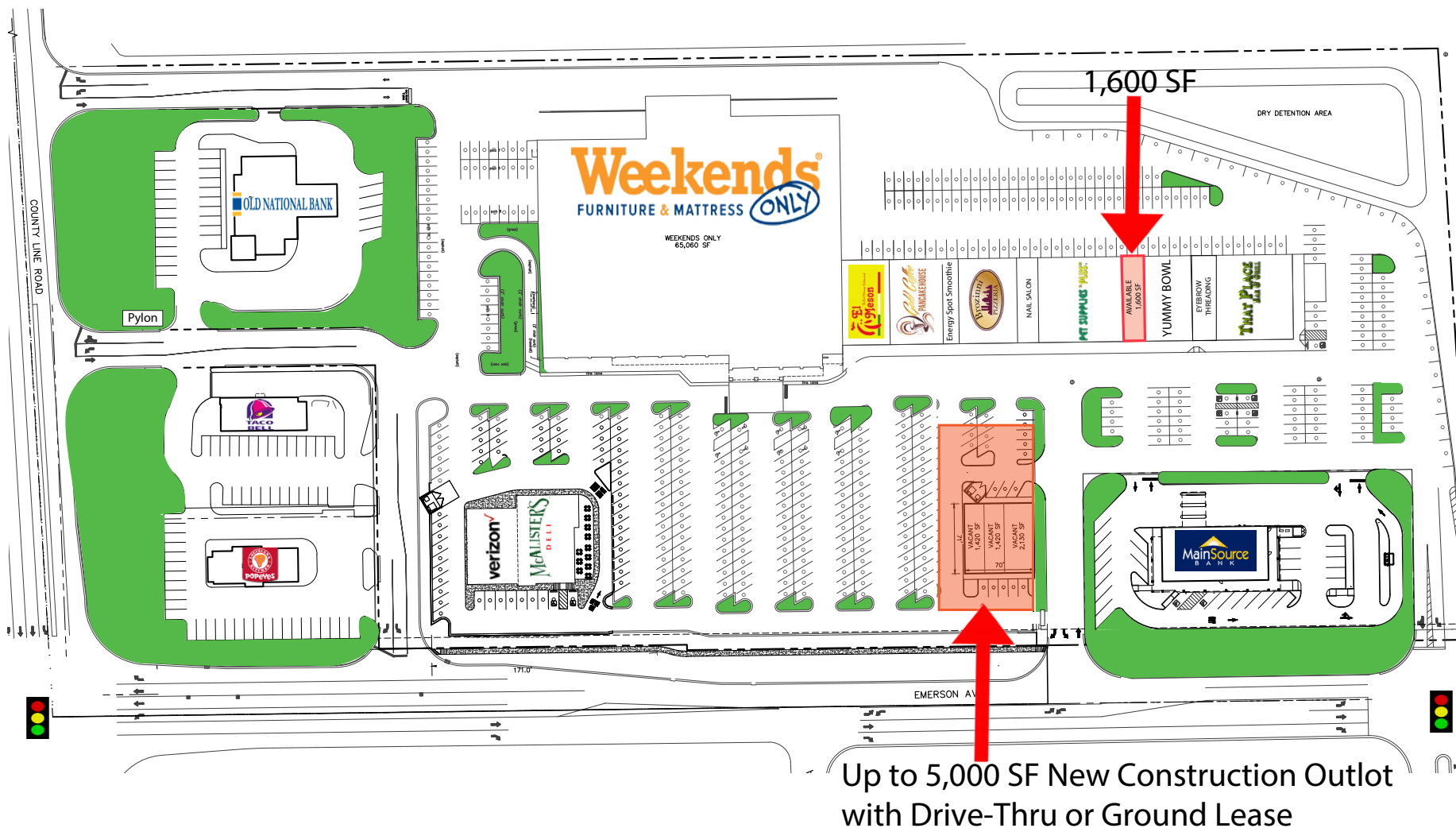
- Multi or single tenant outlot with drive-thru opportunity
- Large view corridors to County Line Rd & Emerson Ave (60,000 VPD)
- Super-regional intersection surrounded by national retailers including Kroger Marketplace, Costco, Walmart Supercenter, Floor & Décor, and more
- Fastest growing retail & 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

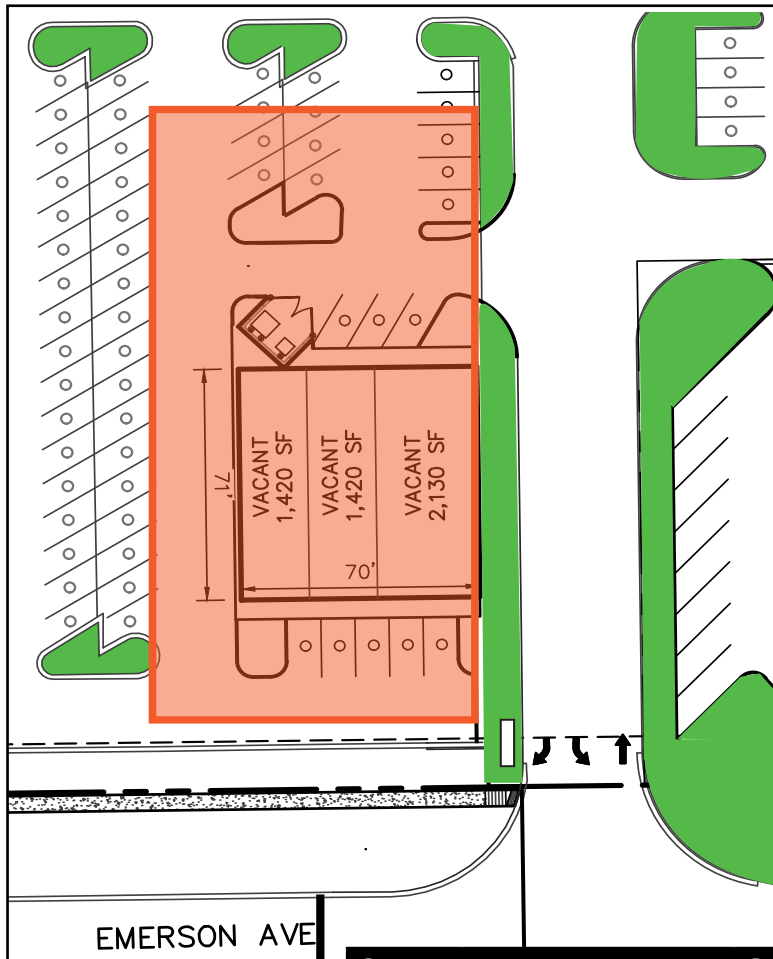


Up to 5,000 SF New Construction Outlot
with Drive-Thru or Ground Lease

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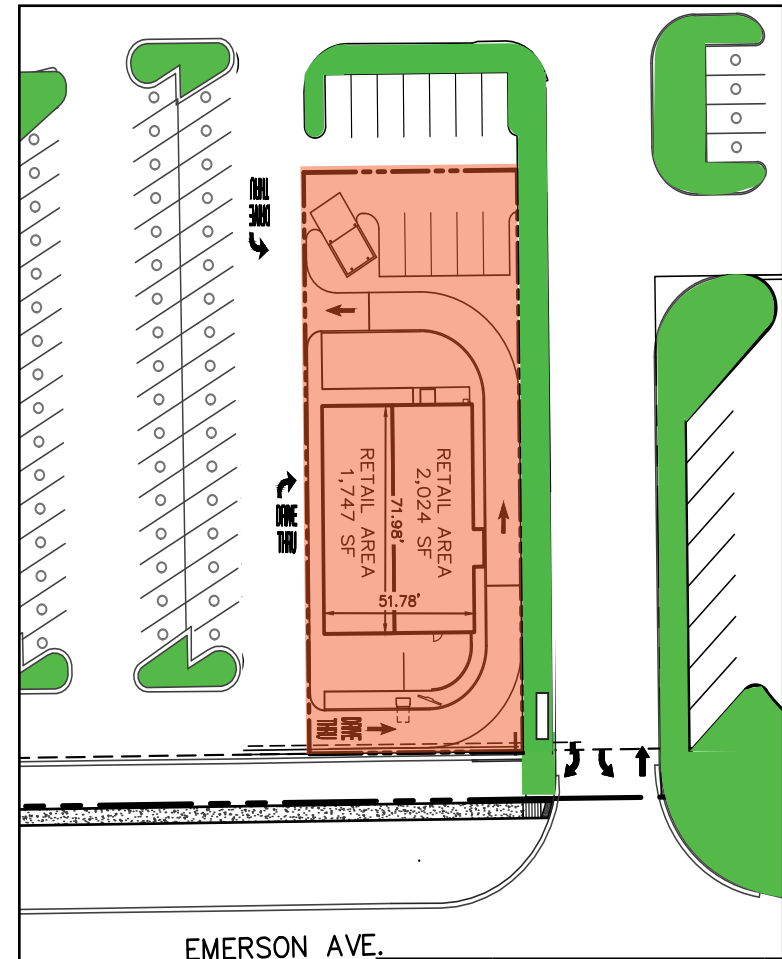
OUTLOT SITE PLAN

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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COUNTY LINE CROSSING

MARKET OVERVIEW



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