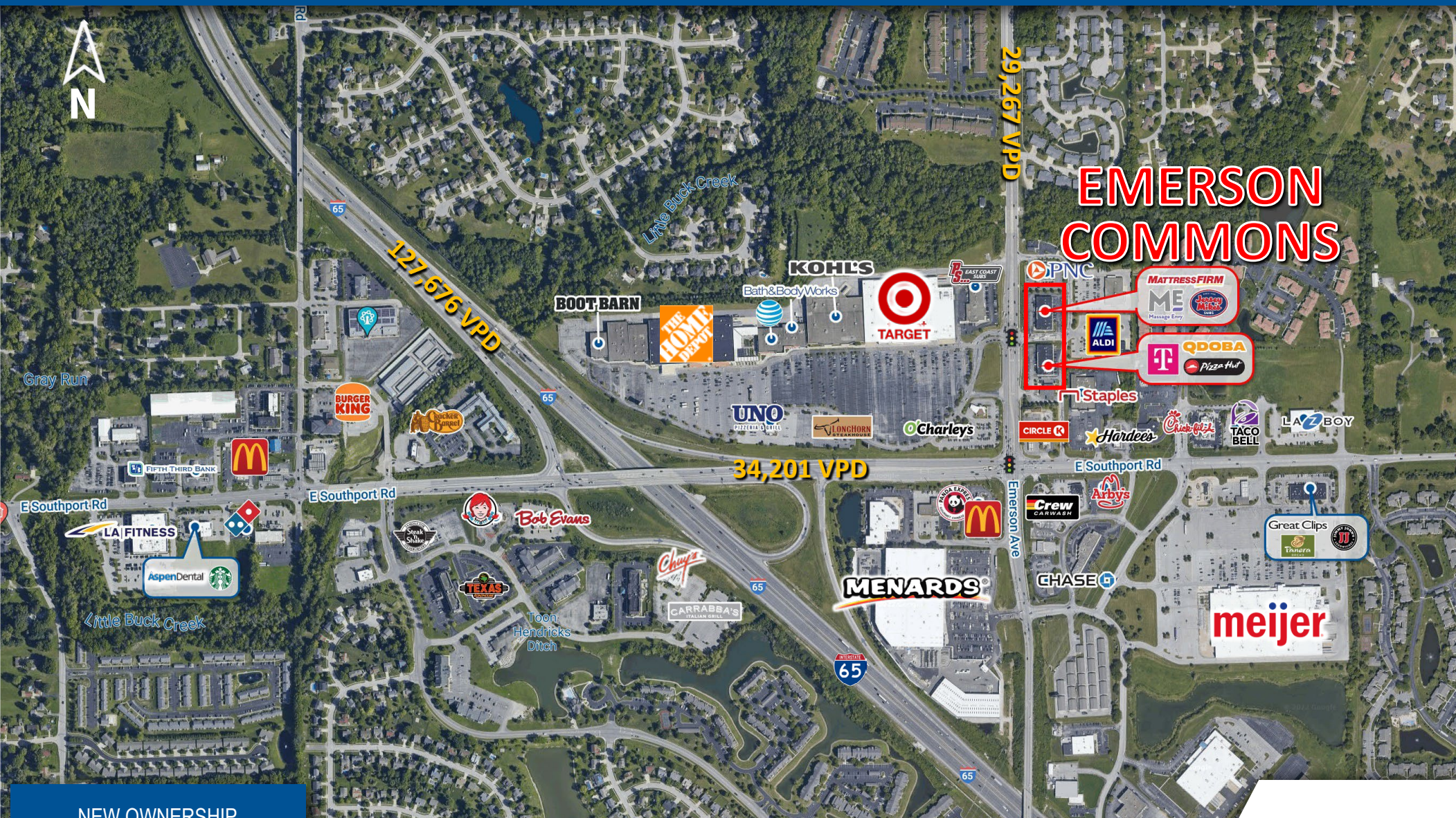


# EMERSON COMMONS I & II

1,600-5,528 SF AVAILABLE

FOR  
LEASE



NEW OWNERSHIP  
RENOVATIONS COMING

6815-6905 S. Emerson Ave., Indianapolis, IN 46237

CONTACT: **Seth Biggerstaff**  
E: [Seth@VeritasRealty.com](mailto:Seth@VeritasRealty.com)  
T: 317-472-1800

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# RETAIL SPACE AVAILABLE | FOR LEASE

## EMERSON COMMONS I & II

### PROPERTY OVERVIEW

#### RETAIL SPACE AVAILABLE:

1,600 SF - 5,528 SF

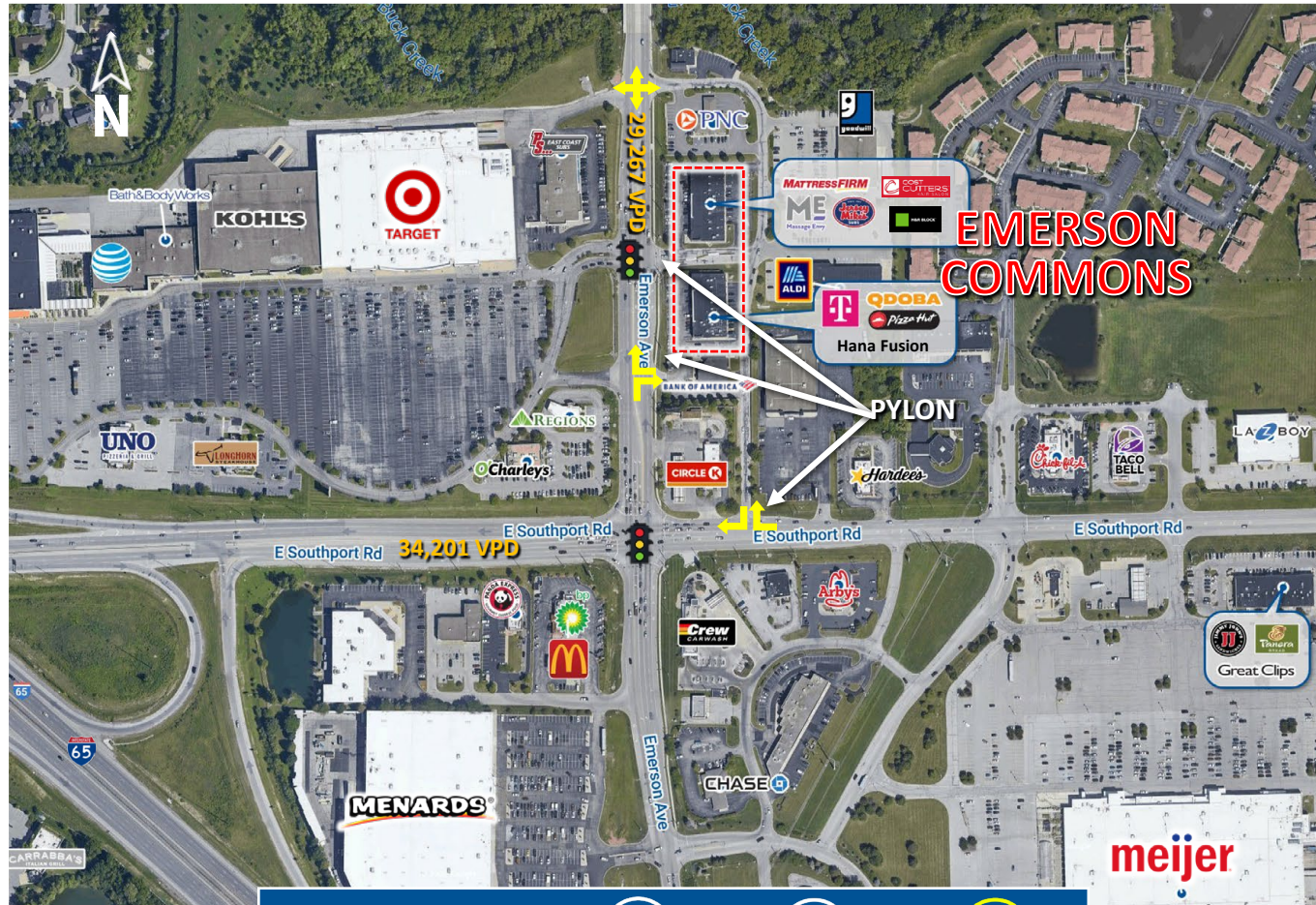
#### CENTER OVERVIEW:

New Ownership

Planned Exterior Renovations for 2022

#### PROPERTY HIGHLIGHTS:

- Join Qdoba, Mattress Firm, Massage Envy, T-Mobile, Pizza Hut and Jersey Mike's
- Located at the northeast corner of Emerson Ave & Southport Road, a combined 63,468 cars per day
- Highly visible center in dynamic trade area with limited supply of small shop space
- Adjacent to Target, Meijer, Menards and The Home Depot. Locations are the most visited locations within 15 miles and rank top 5 throughout Indiana
- Pylon Signage available along both Emerson Ave & Southport Road
- Positioned at the only stoplight serving Target, Kohl's, The Home Depot, Aldi, and more!
- Easily accessible center from four separate access points to Emerson Ave & Southport



#### DEMOGRAPHICS



1 MILE



3 MILE



5 MILE

|                 |          |          |          |
|-----------------|----------|----------|----------|
| Population:     | 7,277    | 84,207   | 200,167  |
| Households:     | 3,121    | 33,181   | 78,846   |
| Daytime Pop:    | 6,516    | 47,092   | 125,276  |
| Avg. HH Income: | \$96,019 | \$70,010 | \$69,166 |

# RETAIL SPACE AVAILABLE | FOR LEASE

## EMERSON COMMONS I & II

SITE  
PLAN



| SUITE | TENANT        | SF    |
|-------|---------------|-------|
| H&I   | Massage Envy  | 2,600 |
| G     | Cost Cutters  | 1,600 |
| F     | Jersey Mike's | 2,200 |
| E     | H&R Block     | 1,600 |
| D     | AVAILABLE     | 2,000 |
| C     | Lovely Nails  | 1,200 |
| A&B   | Mattress Firm | 3,200 |

| SUITE | TENANT           | SF    |
|-------|------------------|-------|
| A     | T-Mobile         | 1,950 |
| B     | Coming Available | 1,610 |
| C&D   | AVAILABLE        | 2,318 |
| E     | Coming Available | 1,600 |
| F     | Hana Fusion      | 1,600 |
| G     | Pizza Hut        | 1,600 |
| H     | Qdoba            | 2,200 |



# RETAIL SPACE AVAILABLE | FOR LEASE

## EMERSON COMMONS I & II

CENTER  
PHOTOS

Existing Property - Emerson Commons I



Proposed Renovations

Existing Property - Emerson Commons II



Proposed Renovations

Information within this brochure has been obtained from sources believed reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Prospective tenant and tenant representatives must verify the information and bears all risk for any inaccuracies as it relates to property and market information.

CONTACT:

**Seth Biggerstaff**

T: 317-472-1800

E: [Seth@VeritasRealty.com](mailto:Seth@VeritasRealty.com)

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