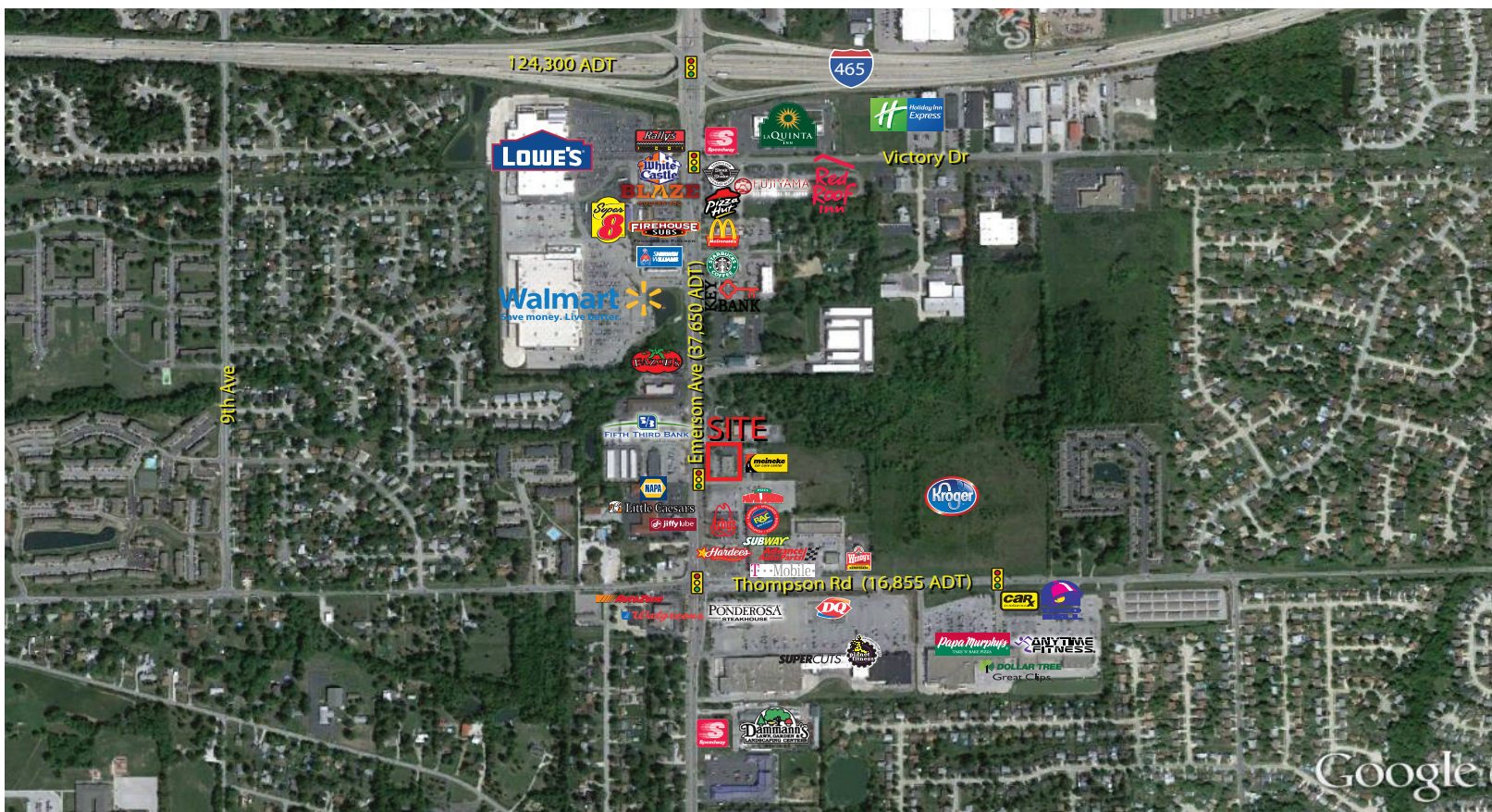


Fully Leased

Former Blockbuster Building

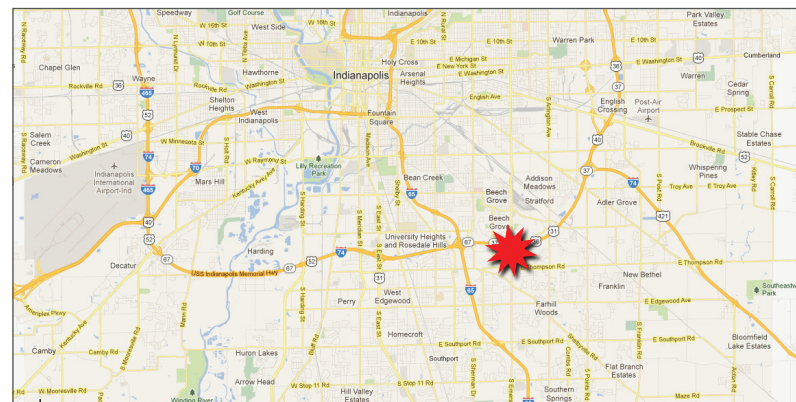
7,493 SF

4903 S Emerson Ave, Indianapolis, IN 46237



Property Highlights:

- Former Blockbuster building that underwent extensive renovations in 2013
- Visible and easily accessible to Emerson Ave (37,650 VPD) & Thompson Rd (16,855 VPD)
- Close proximity to I-465/Beech Grove exit
- Conveniently situated near Wal-Mart SuperCenter, Lowe's, Kroger, and more
- Located in regional trade area serving Beech Grove, Southport, and Wanamaker



Demographics	1 mile	3 mile	5 mile
Estimated Population	11,889	76,475	202,275
Estimated Households	4,718	28,940	77,916
Est. Avg. HH Income	\$64,952	\$74,389	\$67,938
Est. Median HH Income	\$47,524	\$57,539	\$50,416

FOR MORE INFORMATION
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VR VERITAS
REALTY
CHAINLINKS
RETAIL ADVISORS

Fully Leased

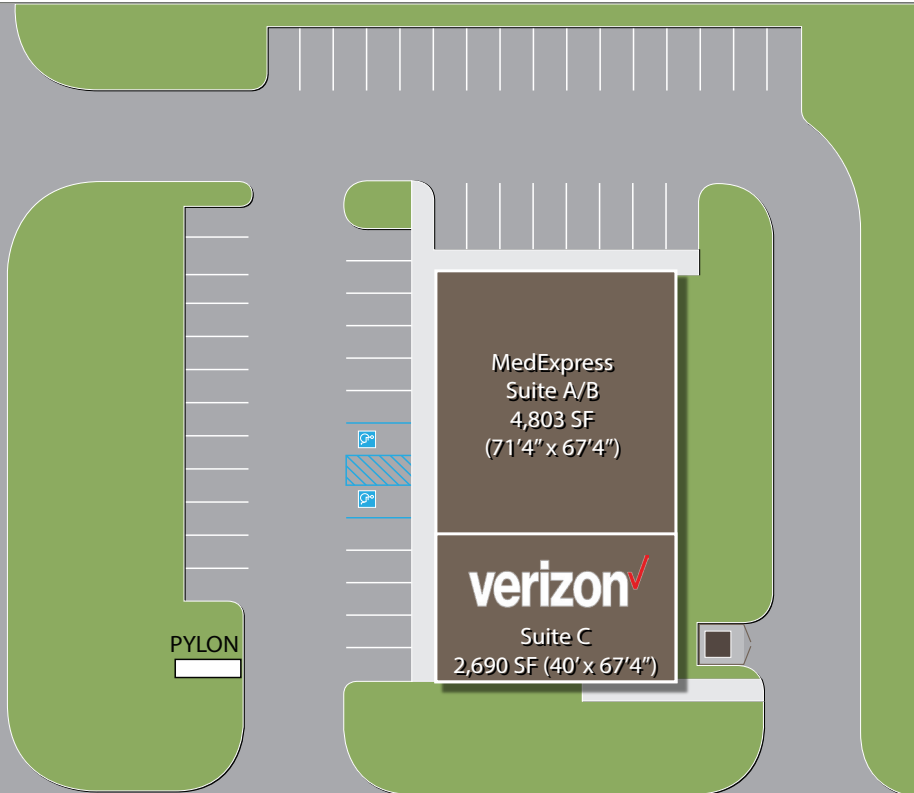
Former Blockbuster Building

7,493 SF

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Suite	Tenant	Width	Depth	Size
A/B	MedExpress	71'4"	67'4"	4,803 SF
C	Verizon Wireless	40'	67'4"	2,690 SF
Total GLA		111'4"	67'4"	7,493 SF

Emerson Ave (37,650 ADT)



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.

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