

Fully Leased

Former Blockbuster Building

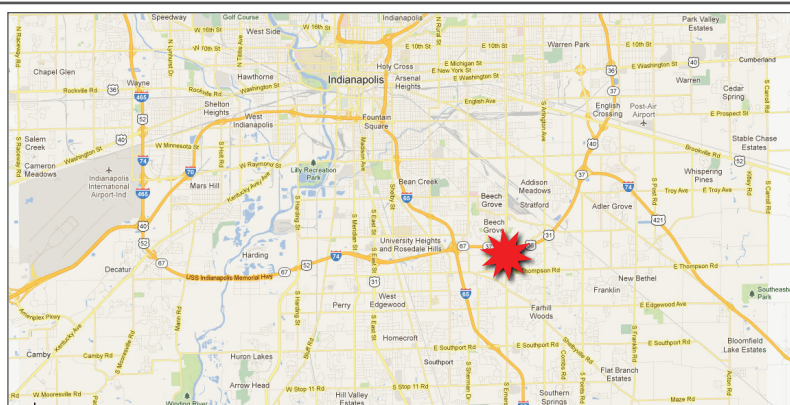
7,493 SF

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 cars per day) & Thompson Rd (16,855 cars per day)
- Close proximity to I-465/Beech Grove
- Conveniently situated near Wal-Mart SuperCenter, Lowe's, Kroger, KMart, and more
- Located in regional trade area serving Beech Grove, Southport, and Wanamaker



Demographics	1 mile	3 mile	5 mile
Estimated Population	11,884	75,965	200,560
Estimated Households	4,740	28,743	77,244
Est. Avg. HH Income	\$56,738	\$66,391	\$60,734
Est. Median HH Income	\$41,937	\$51,137	\$45,628

For more information contact:

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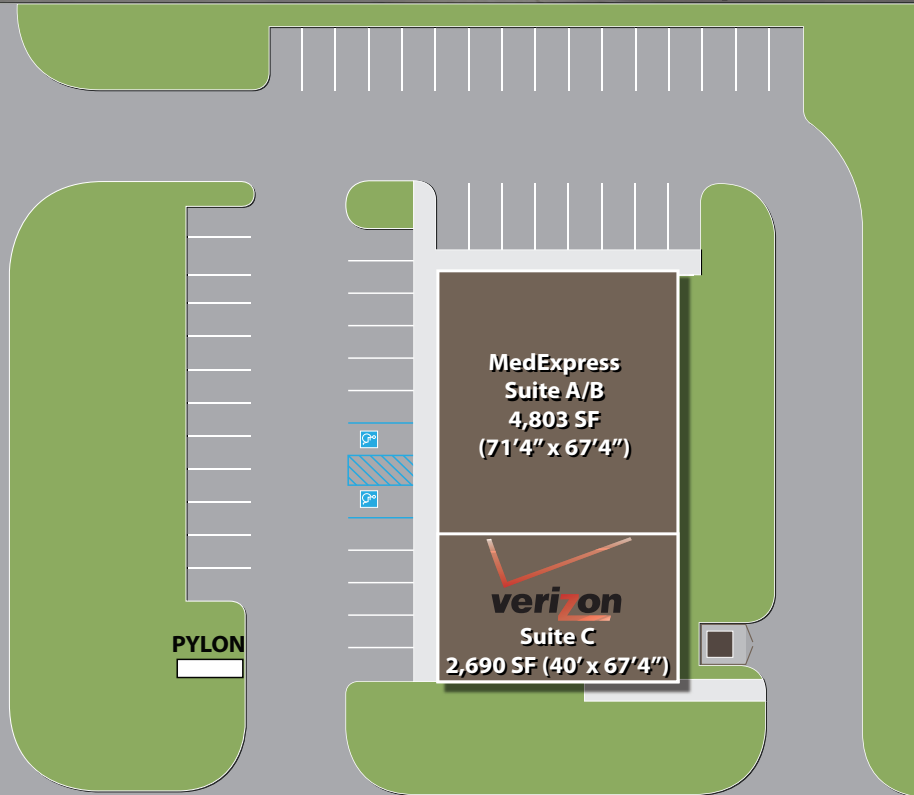
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Suite	Tenant	Width	Depth	Size
A/B	MedExpress	71'4"	67'4"	4,803 SF
C	Verizon Wireless	40'	67'4"	2,690 SF
Total GLA		111'4"	67'4"	7,493 SF

Emerson Ave (37,650 ADT)



PYLON

MedExpress
Suite A/B
4,803 SF
(71'4" x 67'4")

verizon
Suite C
2,690 SF (40' x 67'4")



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