Fully Leased

Former Blockbuster Building

7,493 SF



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

Spee	W 16th St West Side	V 18th St			Park Valley Estates
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Chapel Glen		Holy Cross E New	Michigan St	SS EWaden	con St 40 Cumberland
Bortoge Rd (38) Wayne	Hawthorne Rockiste Rd Washington St	Indianapolis Arsenal Heights	E Washington St		Warren Cedar 0
	Shellon		English Ave	English Post-Air Crossing Airport	Spring 6
	Heights West Indianapolis	Fountain Square		Aupont 4	2 a 5 p
S CONTRACTOR OF THE PARTY OF TH	Irmesoto Sc G	MALE A		10000	Stable Chase Estates
Cameron Hodge Indianapolis	Strain 1	Recreation Park		37	Whispering Pines
International Airport-Ind	Mars Hill	Bean Creek	Beech Addiso Meador	vs 8	Troy Ave E Troy Ave E
	\$ - L		Grove Stratfo	d Adler Grove	
		University Heights			7
Decatur (67)	Harding	∞ and Rosedale Hills		3-40 (1)	E Thompson Rd
Decatur	USS Indianapolis Memorial Hwy (67)		romps	on Rd New Bethel	
V 54 6/200		Perry Edgewood	Fan	hil E Edge	Southeastwe Park
Project Plany	Warning St.	Marie Comment	Wo.	ods .	
Camby tellor Campy Rd	10 1 10 E	# Homecroft E Sout	toport Rd E Southpi	at Rd	uthort Rd Bloomfield Lake Estates
Camby Rd	Huron Lakes	Southport		Flat Branch	
Rd W Mooresville Rd	Arrow Head W Stop	11 Rd S Stop 11 Rd		outhern Estates	The Rd
	Winding River (1)	Estates	alma de la	Springs	Maze Rd

Demographics	1 mile	3mile	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



CHAINLINKS

For more information contact:
Jamison Downs
317-472-1800
jamison@veritasrealty.com

Seth Biggerstaff 317-472-1800 seth@veritasrealty.com

6440 Westfield Blvd. - Indianapolis, IN 46220 - ph. (317) 472-1800 - www.veritasrealty.com

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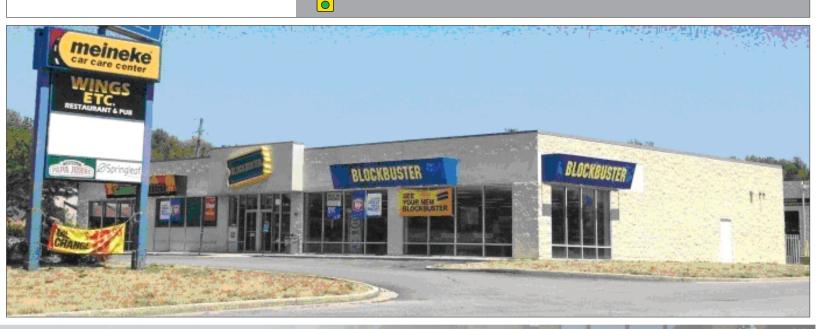
7,493 SF

4903 S Emerson Ave, Indianapolis, IN 46237

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)







CHAIN_INKS
RETAIL ADVISORS

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