

# Fully Leased

## Former Blockbuster Building

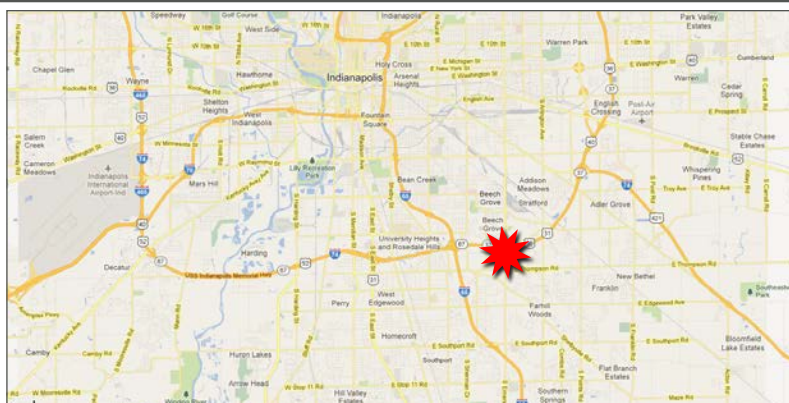
7,493 SF

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, Marsh, and more
- Located in regional trade area serving Beech Grove, Southport, and Wanamaker



Demographics	1 mile	3 mile	5 mile
Estimated Population	10,468	71,472	188,422
Estimated Households	4,271	27,374	73,935
Est. Avg. HH Income	\$64,138	\$70,231	\$63,007
Est. Median HH Income	\$52,166	\$61,866	\$53,941

For more information contact:

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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")

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



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