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

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Meadows Indianapolis International	Mars Hill Justin	Park Bean Creek		Pines # Pines
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Carrity Coray No.	15 Hurge Lakes	South	2	Lake Estates
				Flat Branch
	Arrow Head	Draw 11 Rd E Step 11 Rd		Estates
W Mouretote Rd 2	Works Pour L	Hill Valley Estates	Southern Sonnas E	Majo Rd

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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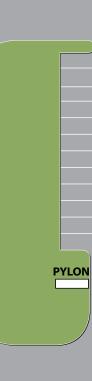
Former Blockbuster Building

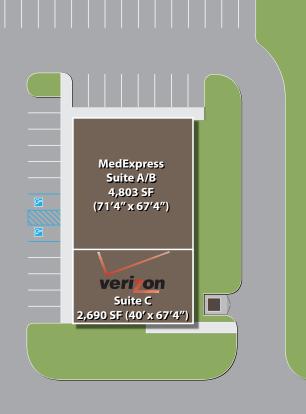
7,493 SF

4903 S Emerson Ave, Indianapolis, IN 46237

Suite	Tenant	Width	Depth	Size
A/B	MedExpress	71'4"	67'4"	4.803 SF
С	Verizon Wireless	40'	67'4"	2,690 SF
	Total GLA	111'4"	67'4"	7,493 SF

Emerson Ave (37,650 ADT)









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