

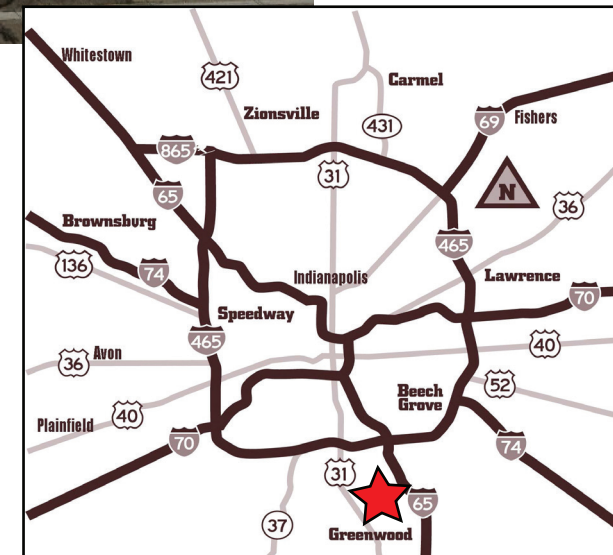
# New Construction Small Shops For Lease

8855 S Emerson Ave, Greenwood, IN 46143



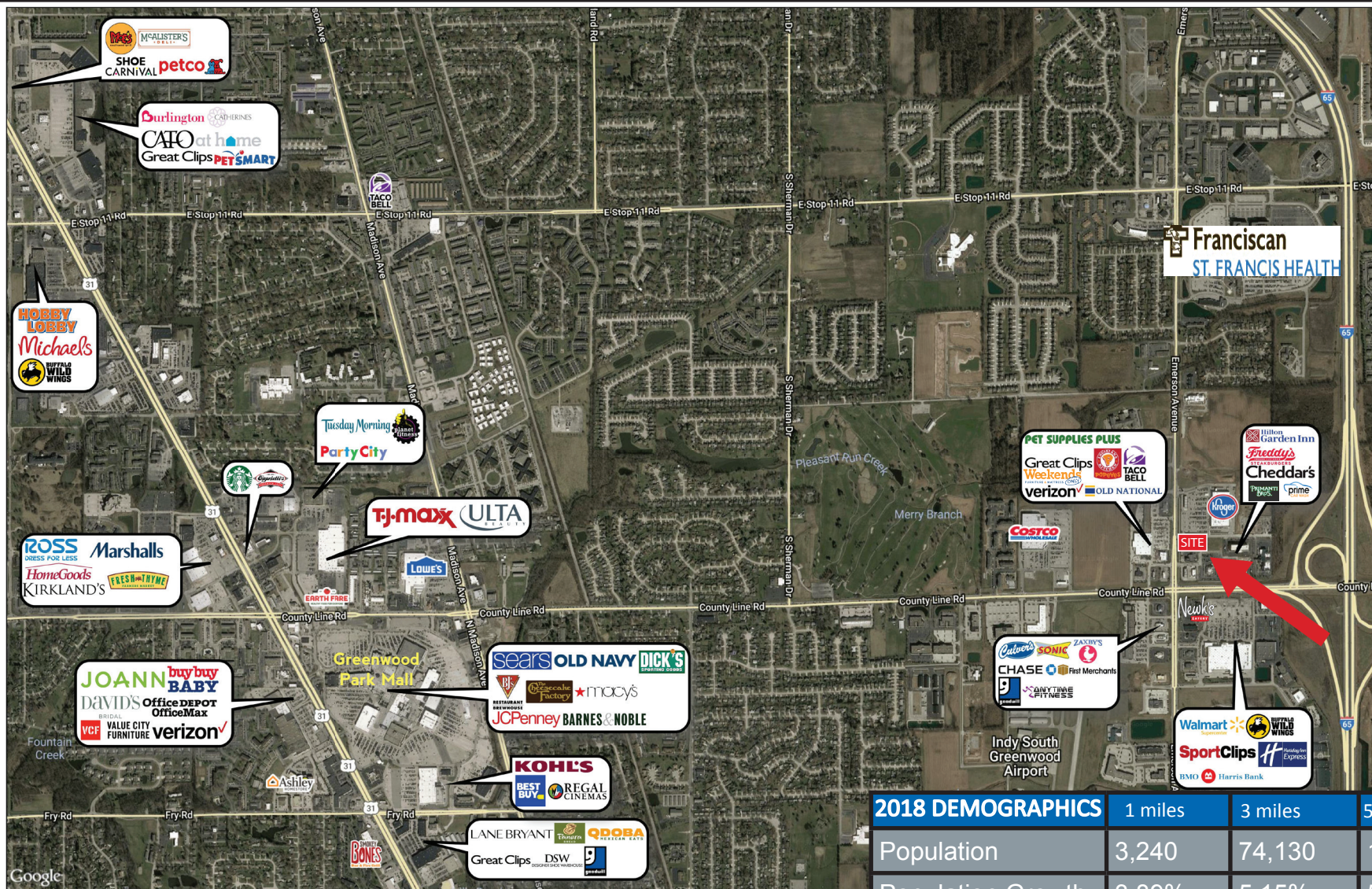
## Property Highlights:

- 1,200 - 2,525 SF Available
- High profile location adjacent to new Kroger Marketplace on Emerson Ave
- Located in the heart of the County Line Road & Emerson Ave retail corridor anchored by Kroger Marketplace, Costco, and Walmart Supercenter
- Located near the Franciscan Health Hospital on Emerson Ave – \$300M Development with 454 Beds
- Easily accessible with close proximity to I-65
- Traffic Counts
  - o Emerson Ave: 24,251 VPD
  - o County Line Road: 31,073 VPD
  - o I-65: 89,897 VPD
- Estimated Delivery December 2019



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2018 DEMOGRAPHICS	1 miles	3 miles	5 miles
Population	3,240	74,130	173,691
Population Growth	3.89%	5.15%	5.12%
Avg. HH Income	\$64,627	\$69,326	\$72,185
Daytime Population	10,155	39,672	68,991

FOR MORE INFORMATION  
PLEASE CONTACT:

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**Andrew Demaree**  
T: 317-472-1800  
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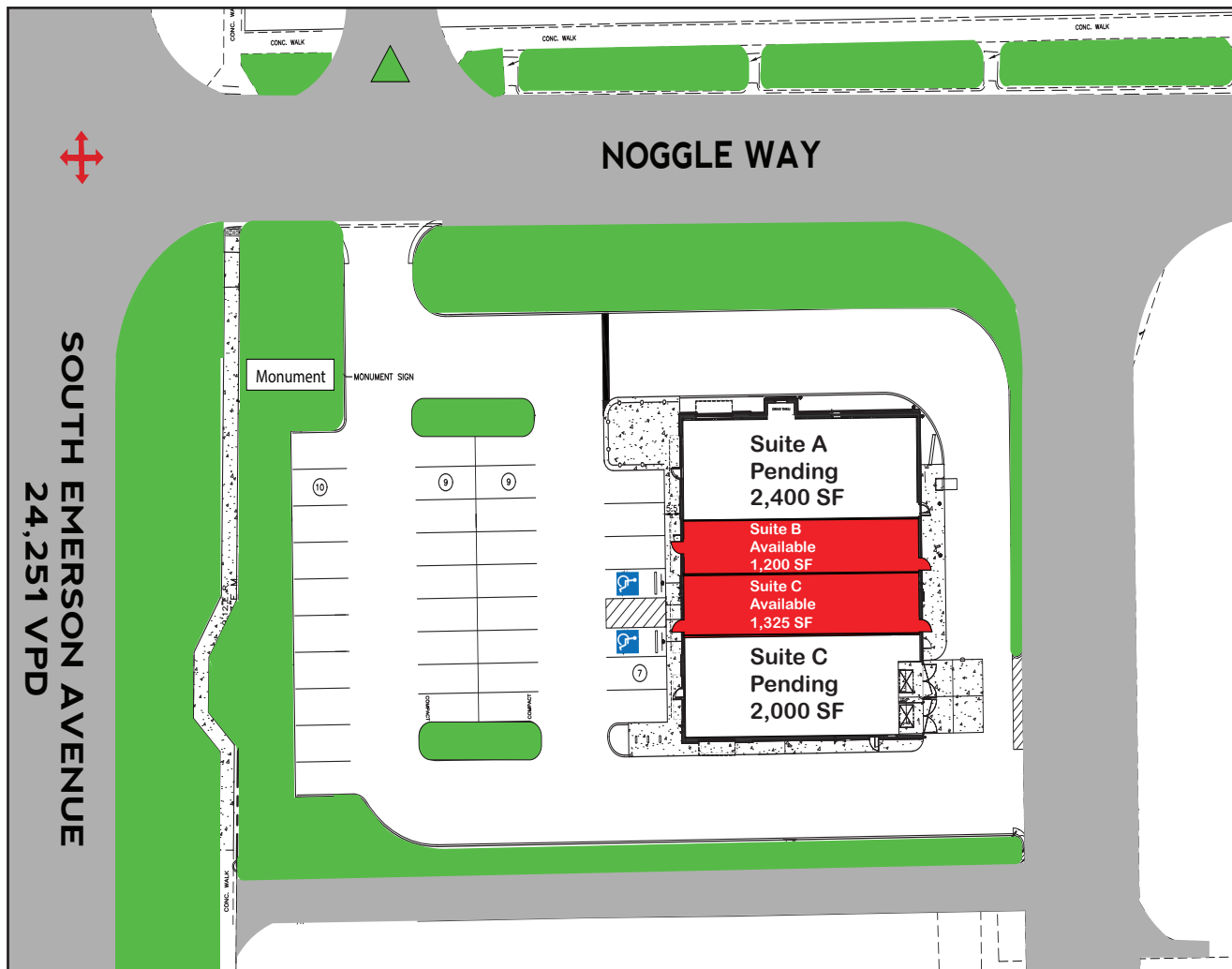
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A MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS

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Suite	Tenant	Size
A	Pending	2,400 SF
B	Available	1,200 SF
C	Available	1,325 SF
D	Pending	2,000 SF
<b>Total GLA:</b>		<b>6,928 SF</b>

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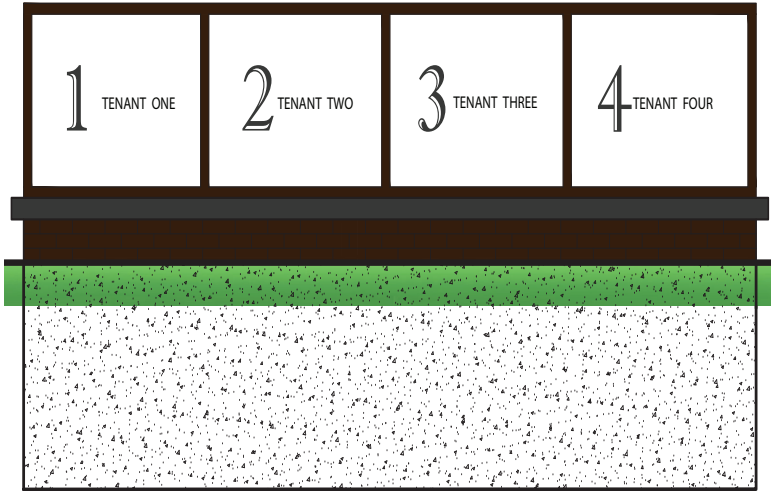
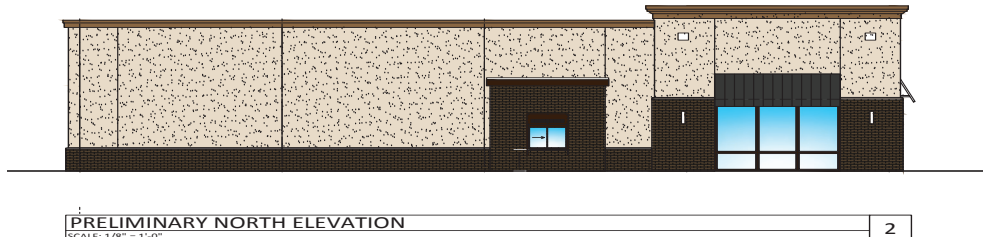
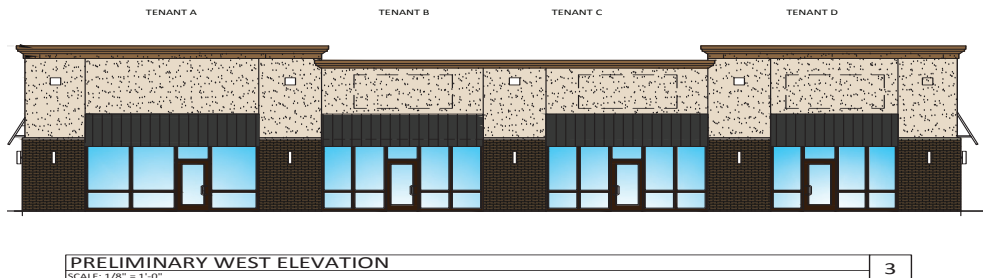
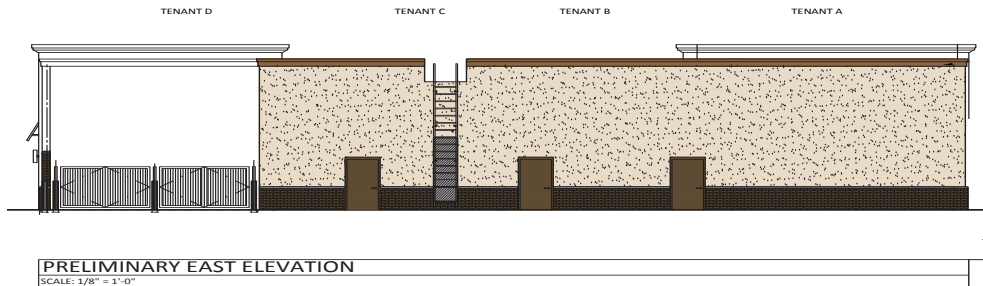
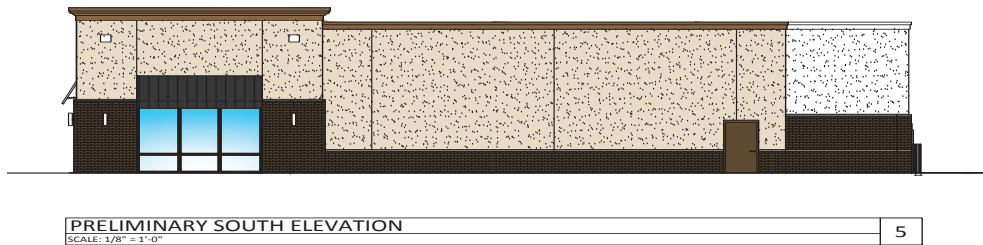
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