

Fully Leased New Construction Small Shops

8855 S Emerson Ave, Indianapolis, IN 46237



Coming Soon!



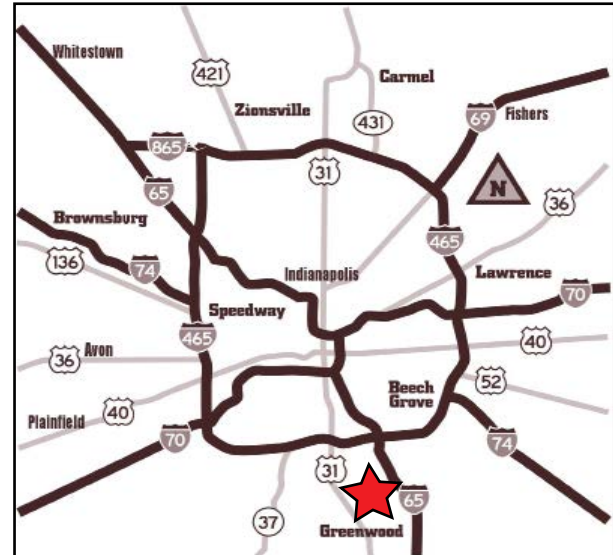
Great Clips®



at&t

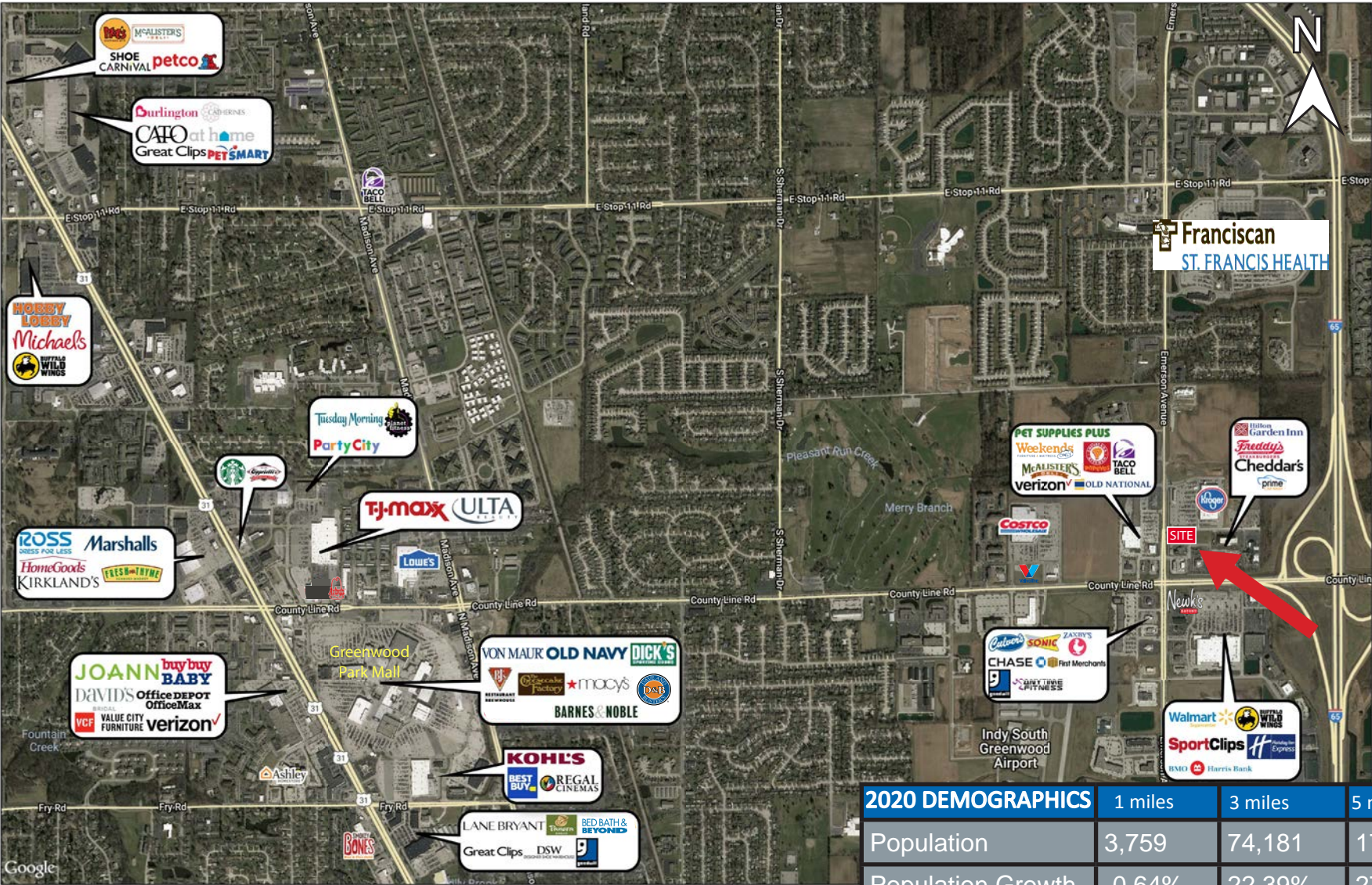
Property Highlights:

- Fully Leased 5,488 SF small shop building with Starbucks, Great Clips, and AT&T.
- 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: 71,257 VPD



Fully Leased New Construction Small Shops For Lease

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2020 DEMOGRAPHICS	1 miles	3 miles	5 miles
Population	3,759	74,181	178,536
Population Growth	-0.64%	22.39%	27.66%
Avg. HH Income	\$81,252	\$78,534	\$83,759
Daytime Population	10,229	39,366	69,474

FOR MORE INFORMATION
PLEASE CONTACT:

Amy Tharp
T: 317-472-1800
E: Amy@VeritasRealty.com

Andrew Demaree
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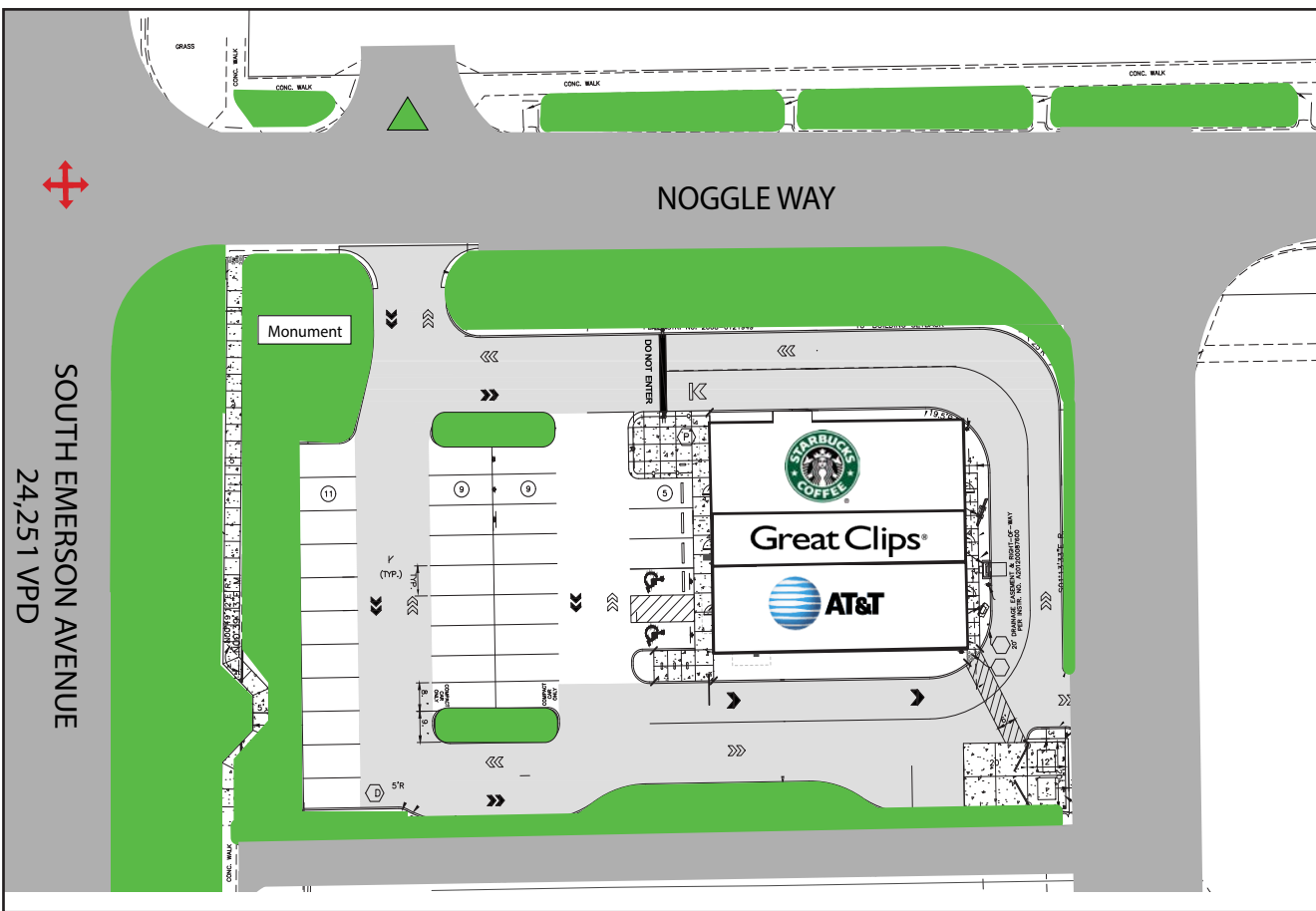
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Suite	Tenant	Size
A	Starbucks	2,284 SF
B	Great Clips	1,200 SF
D	AT&T	2,004 SF
Total GLA:		5,488 SF

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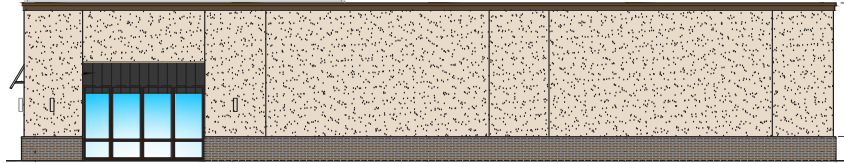
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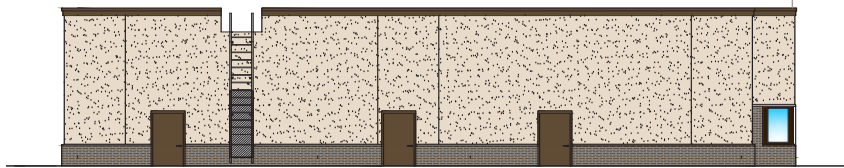
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PRELIMINARY SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

4



PRELIMINARY EAST ELEVATION

SCALE: 1/8" = 1'-0"

3



PRELIMINARY WEST ELEVATION

SCALE: 1/8" = 1'-0"

2



Information within this brochure has been obtained from sources believed reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Prospective tenant and tenant representatives must verify the information and bears all risk for any inaccuracies as it relates to property and market information.

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