

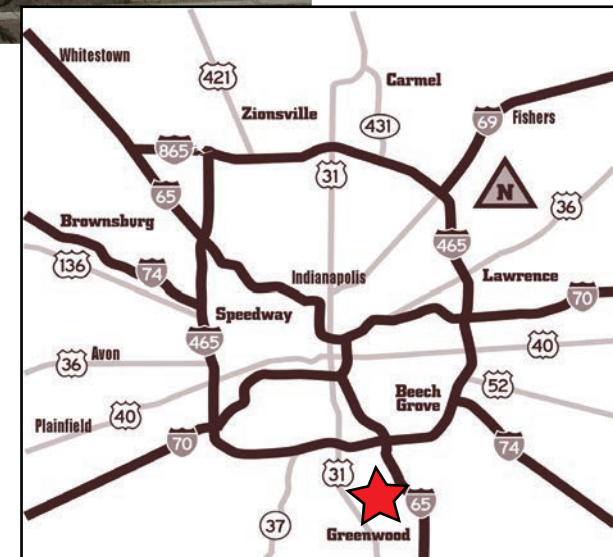
New Construction Small Shops For Lease

8855 S Emerson Ave, Indianapolis, IN 46237

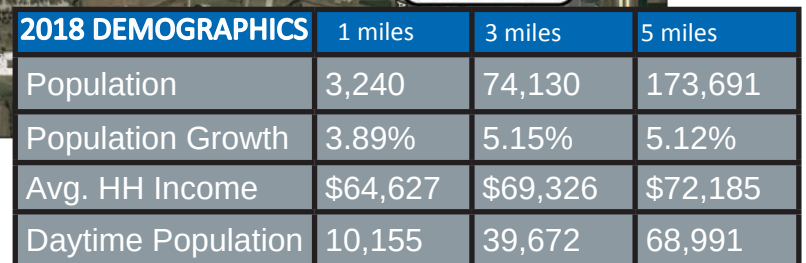


Property Highlights:

- 1,691 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: 71,257 VPD
- Estimated Delivery December 2019



8855 S Emerson Ave, Indianapolis, IN 46237



A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

New Construction Small Shops For Lease

8855 S Emerson Ave, Indianapolis, IN 46237



FOR MORE INFORMATION
PLEASE CONTACT:

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

Andrew Demaree
T: 317-472-1800
E: ADemaree@VeritasRealty.com

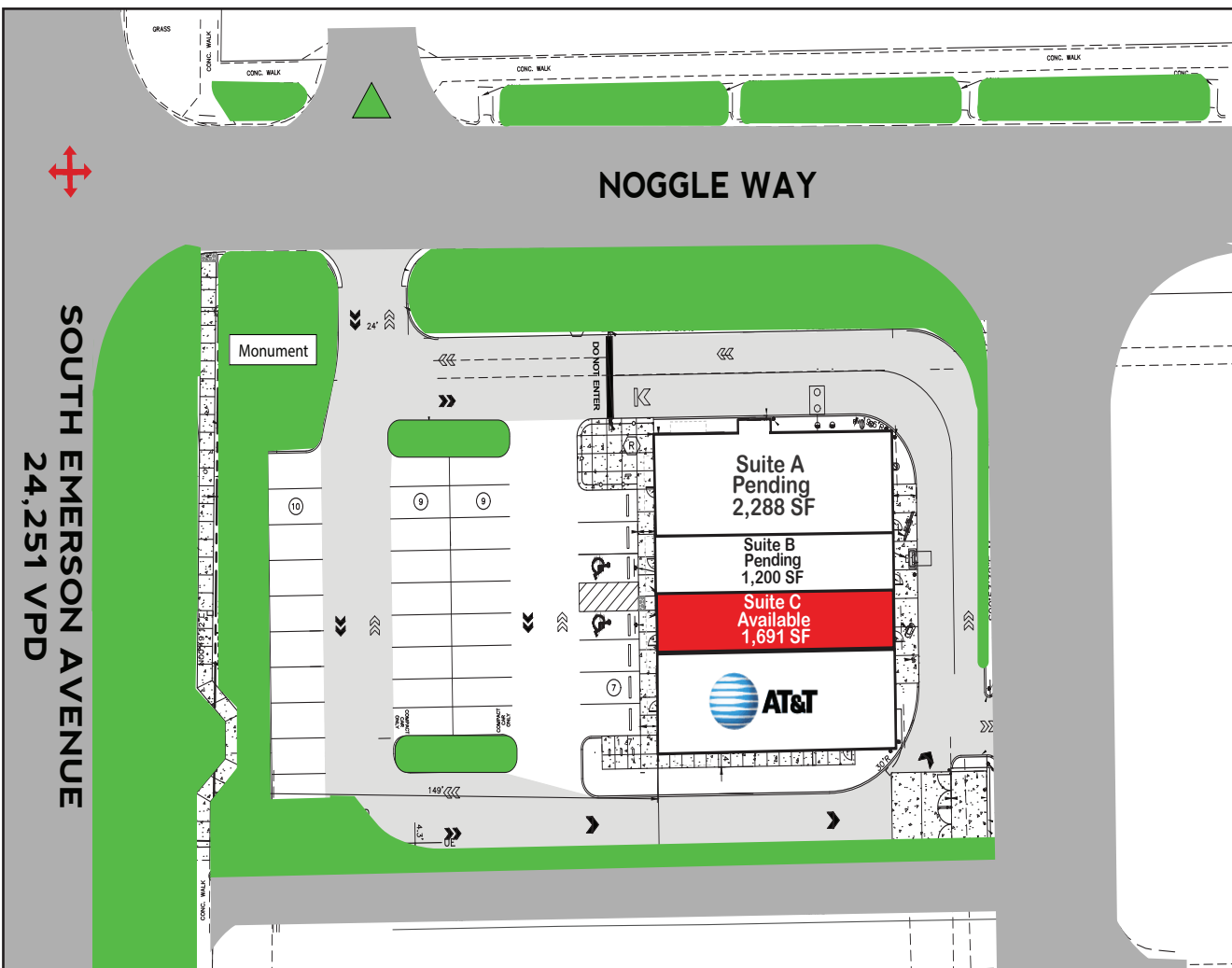
VR VERITAS
REALTY

ALRIG USA
DEVELOPMENT

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

New Construction Small Shops For Lease

8855 S Emerson Ave, Indianapolis, IN 46237



Suite	Tenant	Size
A	Pending	2,288 SF
B	Pending	1,200 SF
C	Available	1,691 SF
D	AT&T	2,000 SF
Total GLA:		7,179 SF

FOR MORE INFORMATION
PLEASE CONTACT:

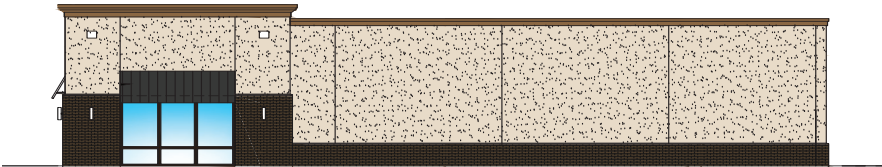
Amy Tharp
T: 317-472-1800
E: Amy@VeritasRealty.com

Andrew Demaree
T: 317-472-1800
E: ADemaree@VeritasRealty.com

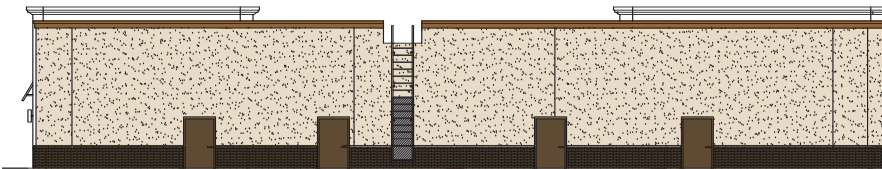


New Construction Small Shops For Lease

8855 S Emerson Ave, Indianapolis, IN 46237



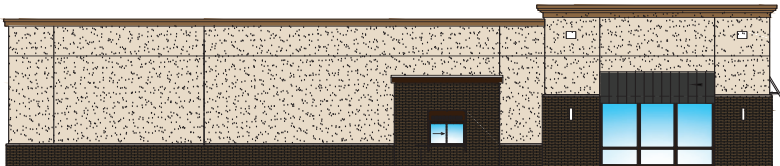
PRELIMINARY SOUTH ELEVATION 4
SCALE: 1/8" = 1'-0"



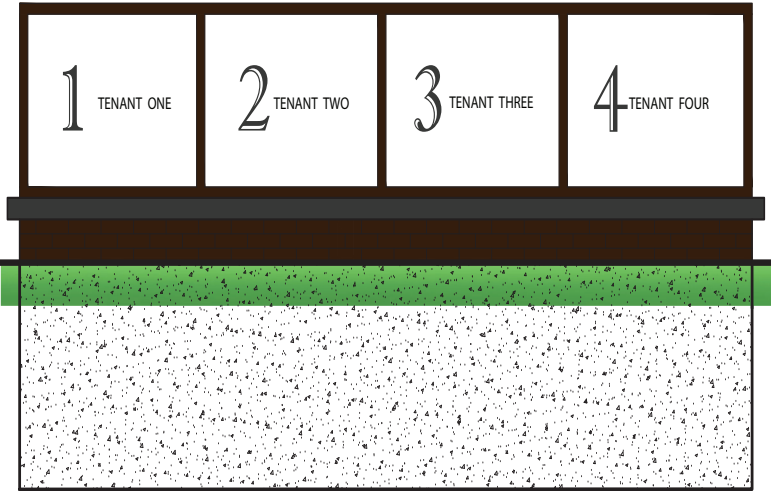
PRELIMINARY EAST ELEVATION 3
SCALE: 1/8" = 1'-0"



PRELIMINARY WEST ELEVATION 2
SCALE: 1/8" = 1'-0"



PRELIMINARY NORTH ELEVATION 1
SCALE: 1/8" = 1'-0"



FOR MORE INFORMATION
PLEASE CONTACT:

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

Andrew Demaree
T: 317-472-1800
E: ADemaree@VeritasRealty.com

