

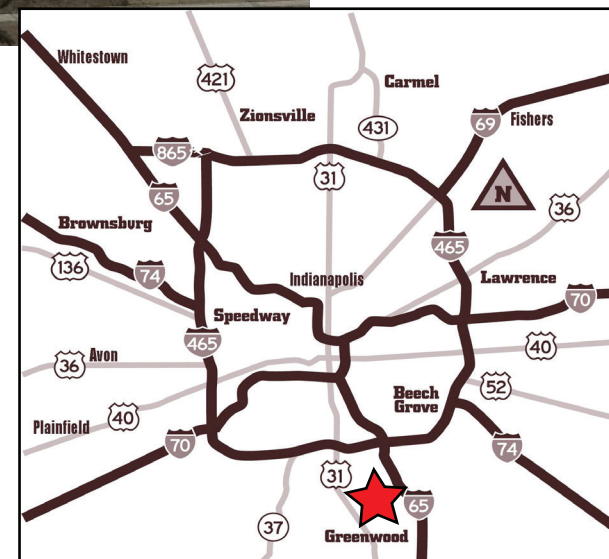
New Construction Small Shops For Lease

8855 S Emerson Ave, Indianapolis, IN 46237



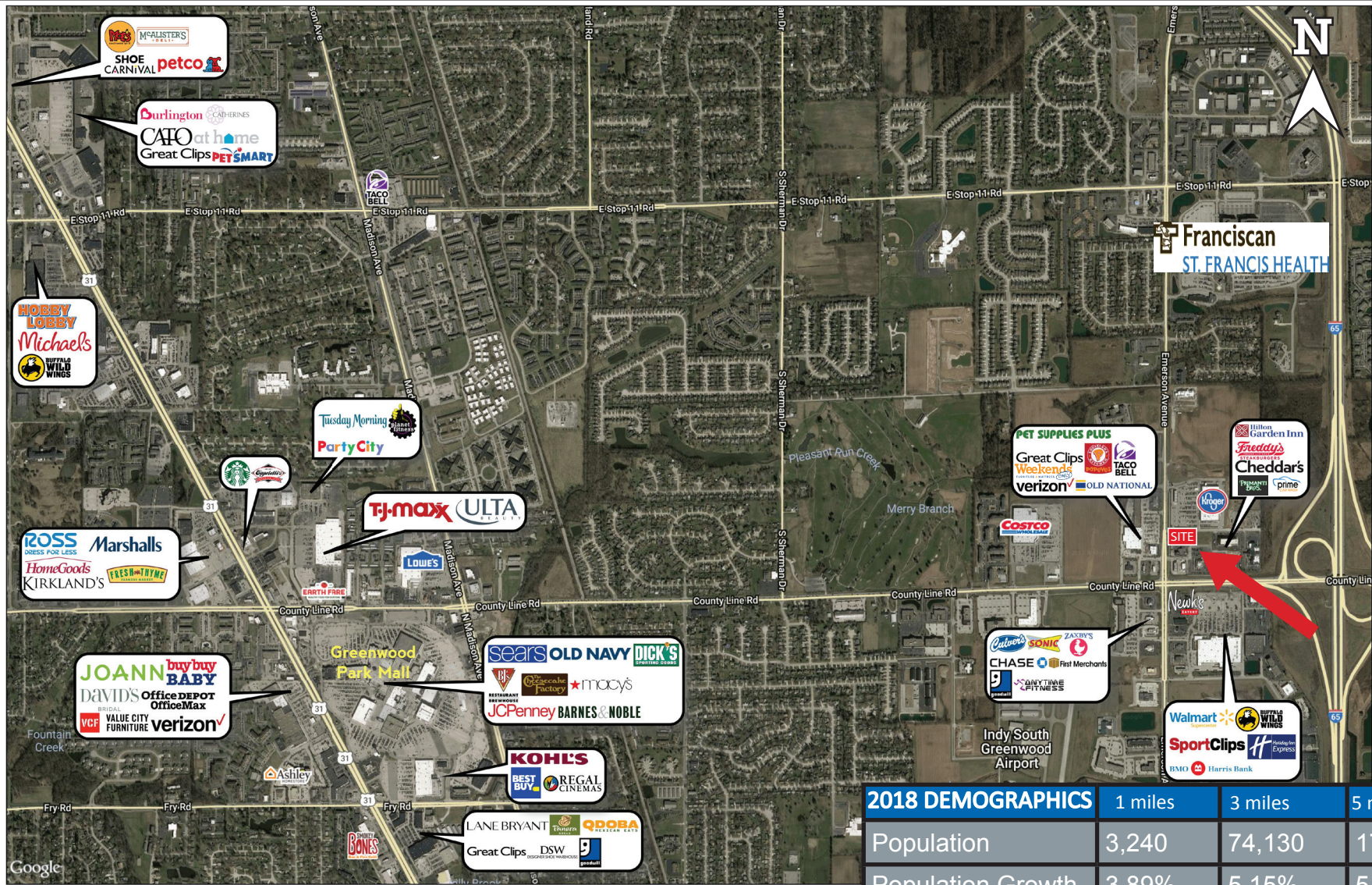
Property Highlights:

- Up to 3,484 SF
- 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



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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
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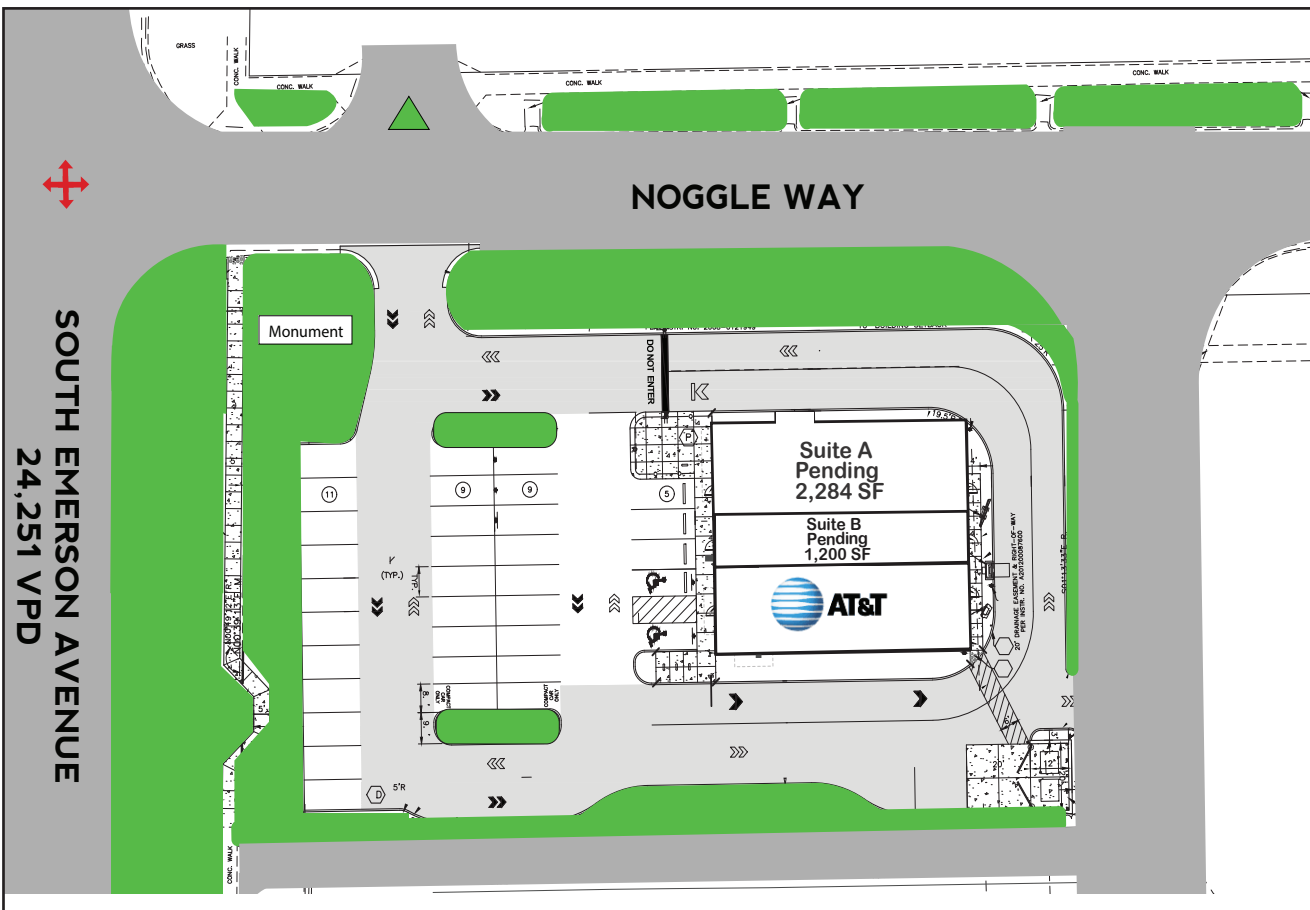
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Suite	Tenant	Size
A	Pending	2,284 SF
B	Pending	1,200 SF
C	AT&T	2,004 SF
	Total GLA:	5,488 SF

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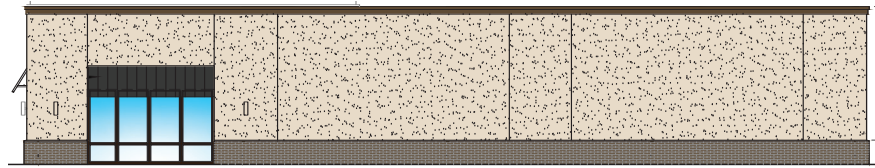
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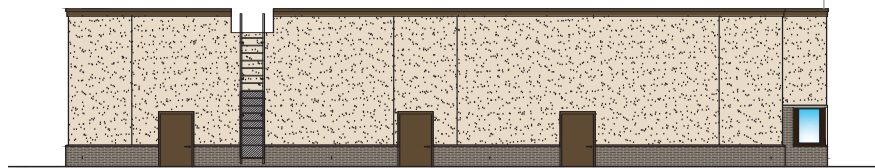
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PRELIMINARY SOUTH ELEVATION

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

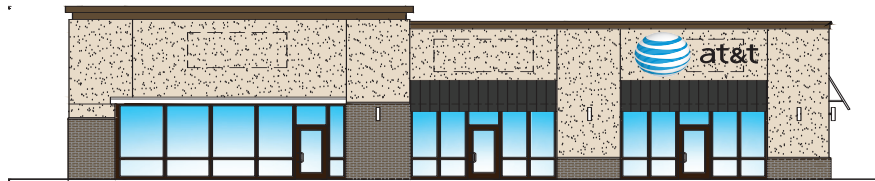
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PRELIMINARY EAST ELEVATION

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

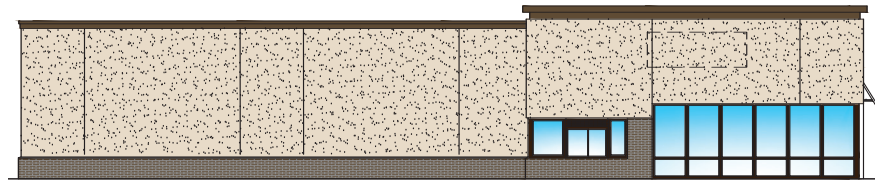
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PRELIMINARY WEST ELEVATION

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

2



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