

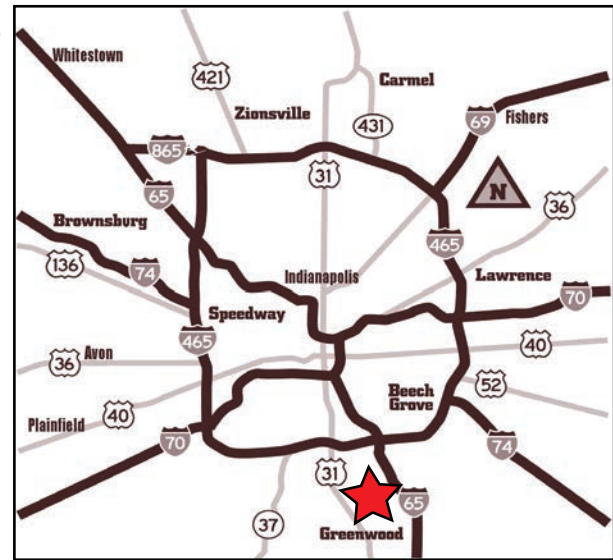
# Emerson Avenue & County Line Road (NWC) - Up to 5,000 SF Build to Suit or Ground Lease 1,600 SF Existing Inline Space Available Immediately

8810 S Emerson Ave, Indianapolis, IN 46237



## Property Highlights:

- New Construction Outlot up to 5,000 SF & 1,600 SF Inline Available
- Surrounding retailers: Weekend's Only, Kroger Marketplace, Walmart Supercenter, and Costco
- Located at the intersection of County Line Road and Emerson Ave; just West of I-65
  - County Line Road: 31,073 VPD
  - Emerson Ave: 19,038 VPD
  - I-65: 89,897 VPD
- Fastest growing retail and restaurant corridor in Johnson County
- New St. Vincent 17,000 SF Neighborhood Hospital & Emergency Room recently opened less than 1 mile North of the site
- St. Francis Health Hospital South Campus with 462 beds, Cardiology, Oncology, and more services less than 1 Miles to the North



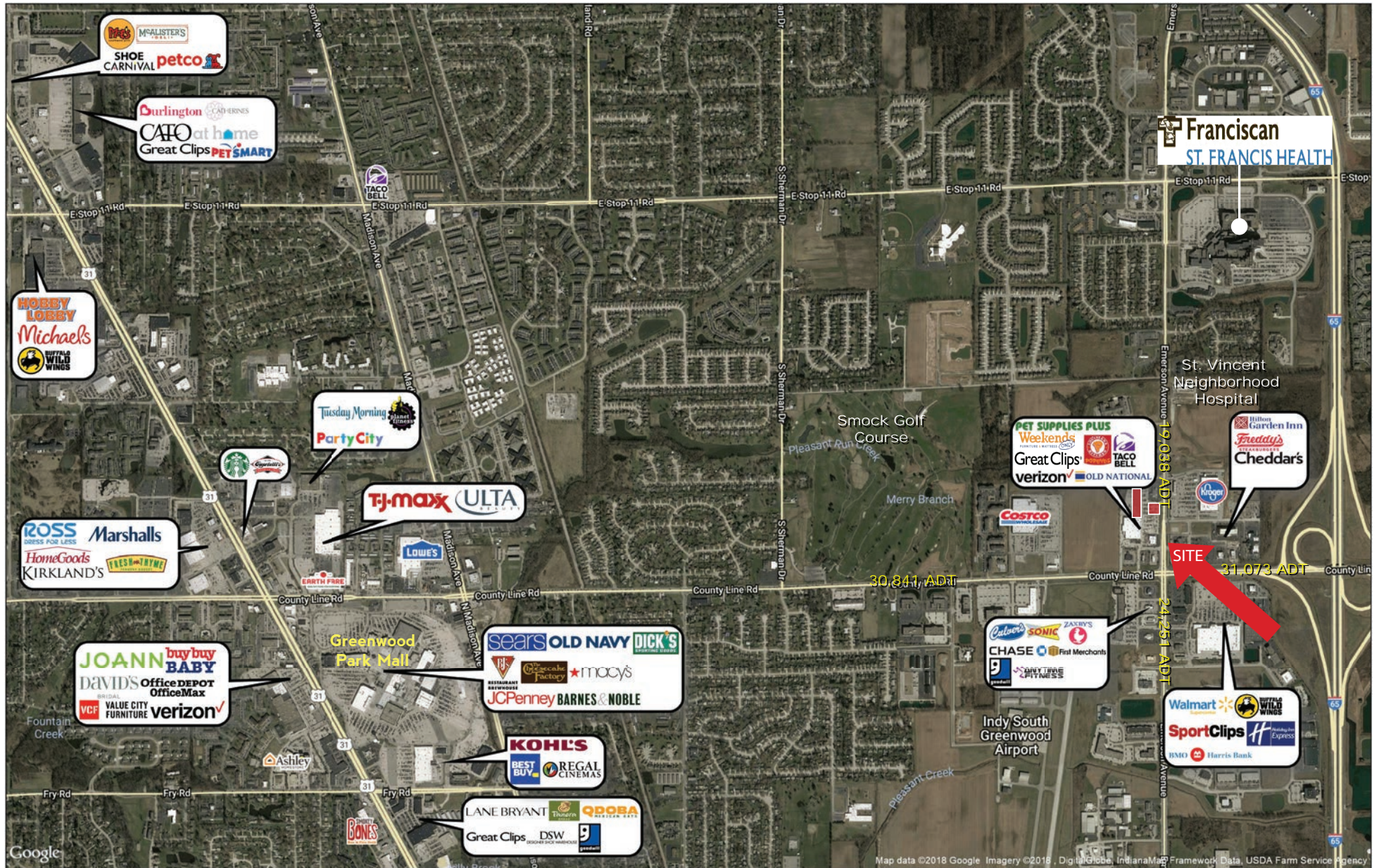
2018 DEMOGRAPHICS	1 miles	3 miles	5 miles
Population	3,709	73,984	174,496
Population Growth	3.85%	5.09%	5.08%
Avg. HH Income	\$65,537	\$69,257	\$72,029
Daytime Population	10,897	39,953	69,435



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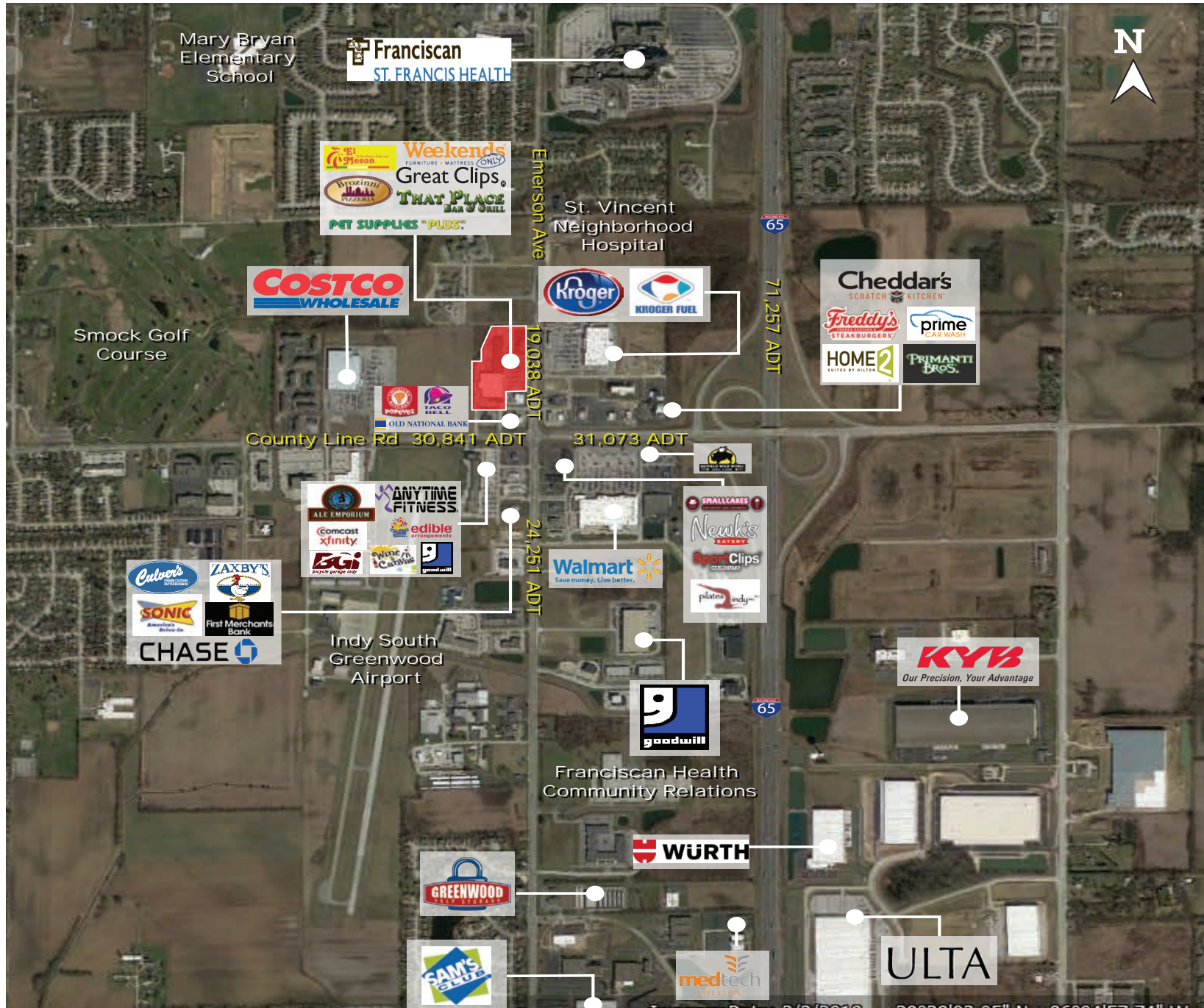




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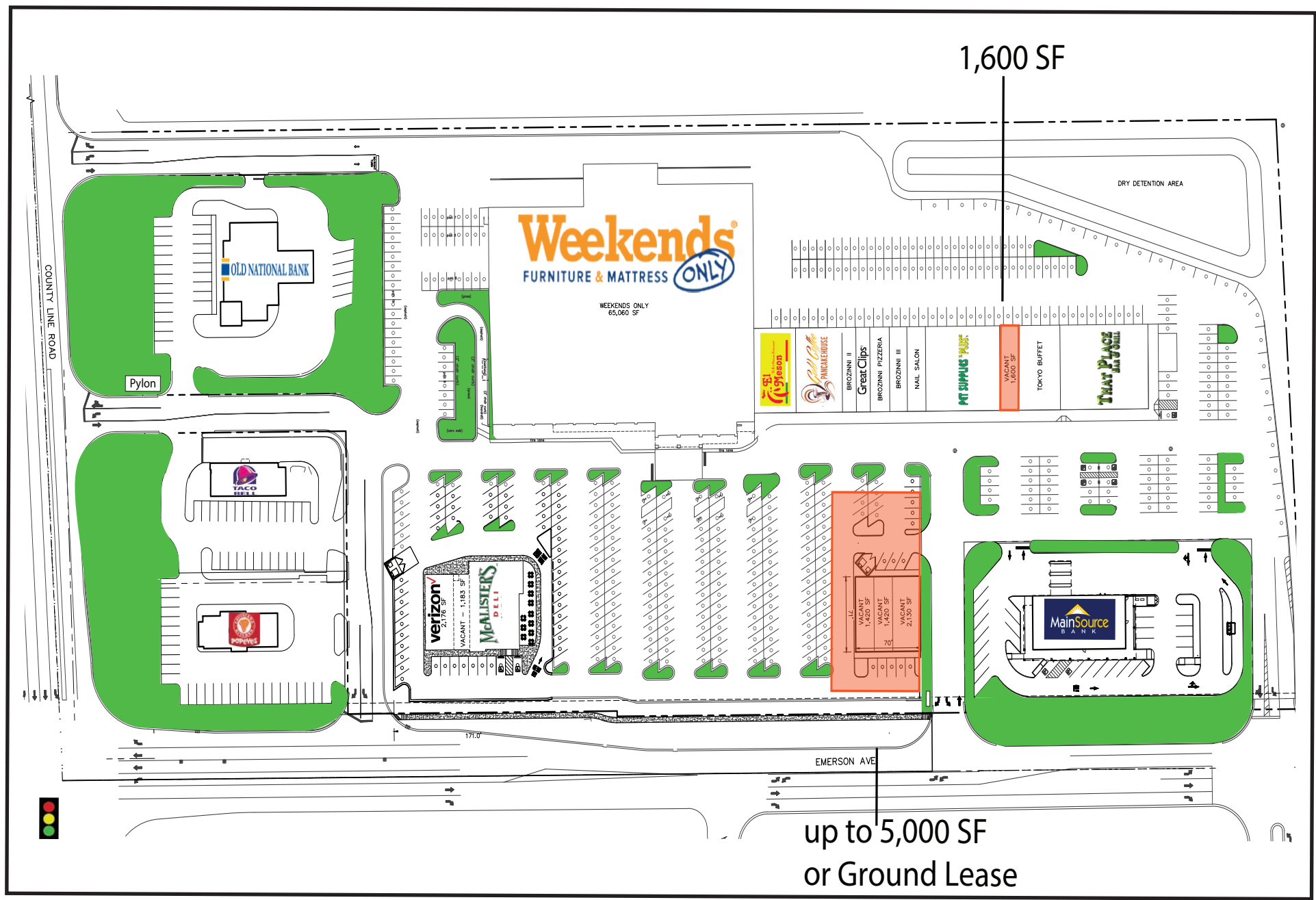
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1,600 SF Available



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