

County Line Crossing
5,000 SF Build to Suit or Ground Lease
1,200 - 1,600 SF Inline Space Available

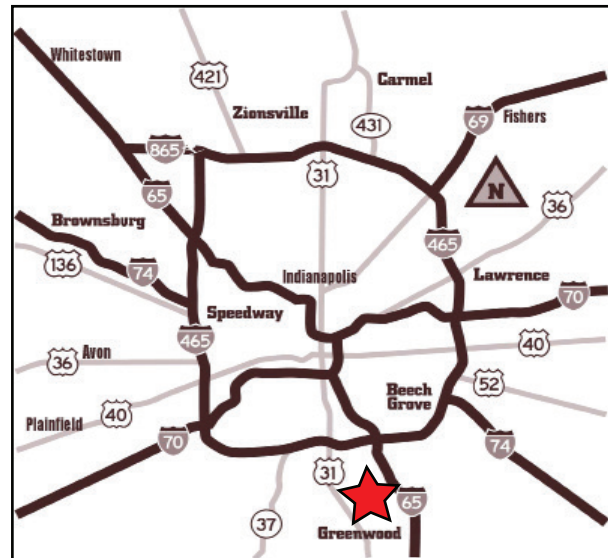
1,200 SF Former Restaurant Space Available
3,200 SF Former Restaurant Space Available

8810 S Emerson Ave, Indianapolis, IN 46237



Property Highlights:

- 5,000 SF Multi or Single Tenant Outlot with Drive-Thru
- 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
 - o County Line Road: 31,073 VPD
 - o Emerson Ave: 19,038 VPD
 - o 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



DEMOGRAPHICS	1 miles	3 miles	5 miles
Population	4,007	73,245	180,671
Population Growth	4.92%	4.90%	4.84%
Avg. HH Income	\$81,918	\$78,350	\$83,712
Daytime Population	10,897	39,953	70,045

FOR MORE INFORMATION
PLEASE CONTACT:

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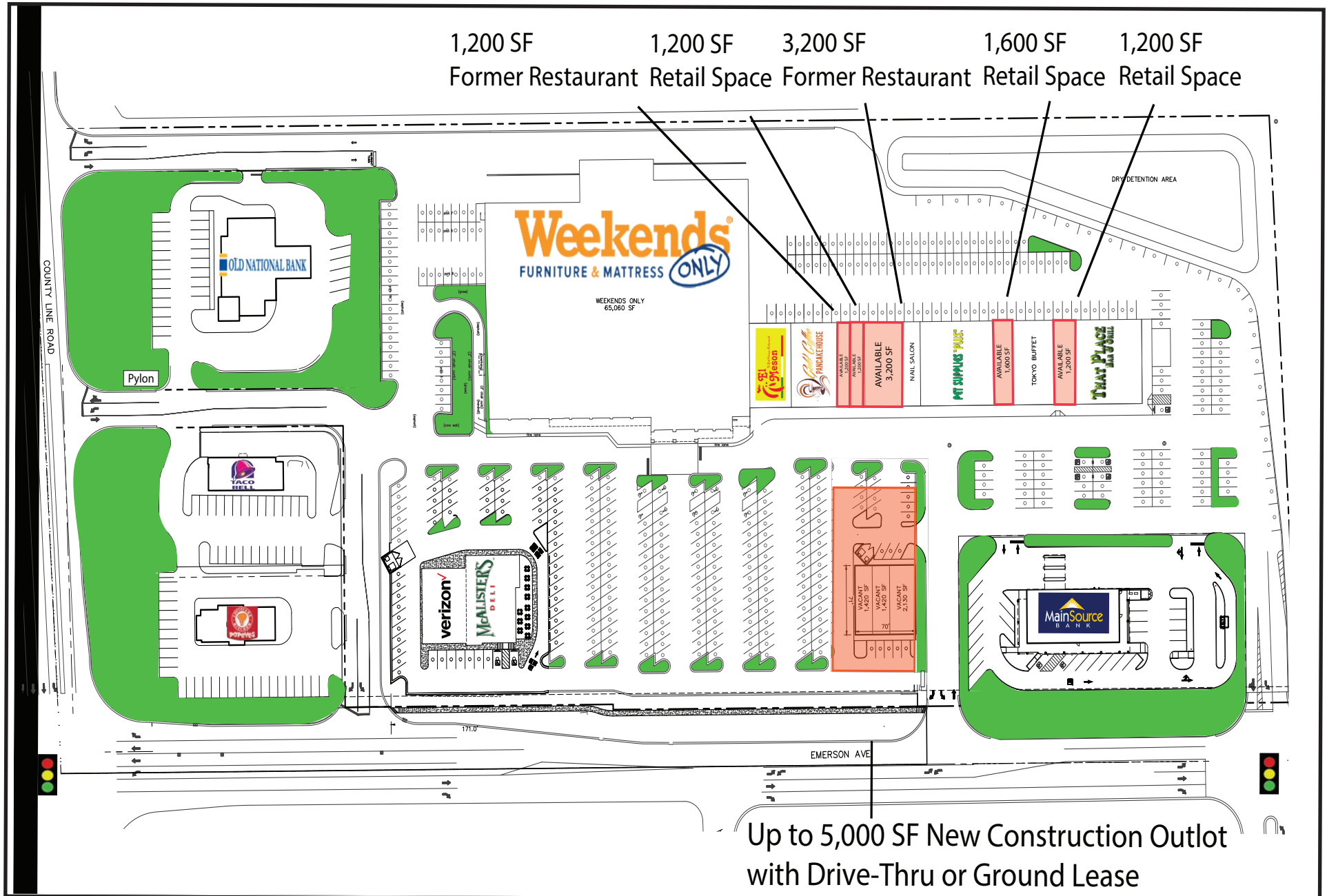
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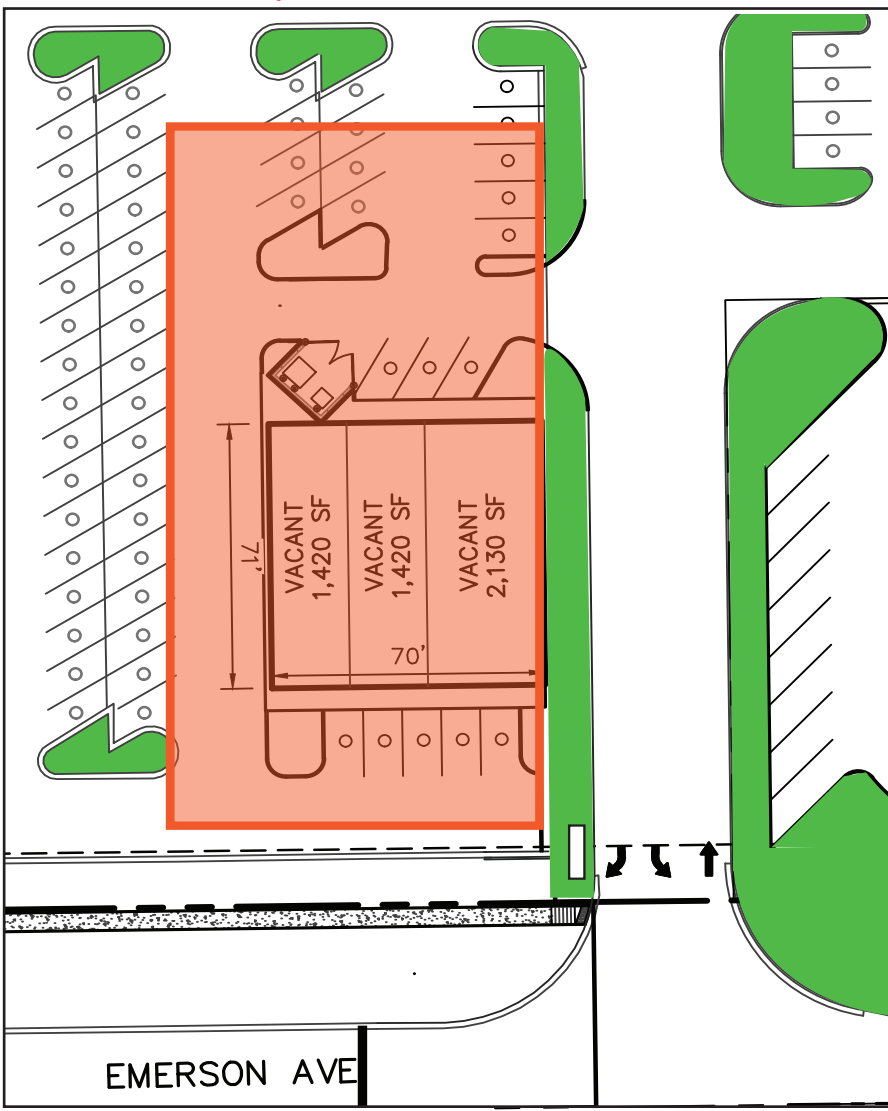


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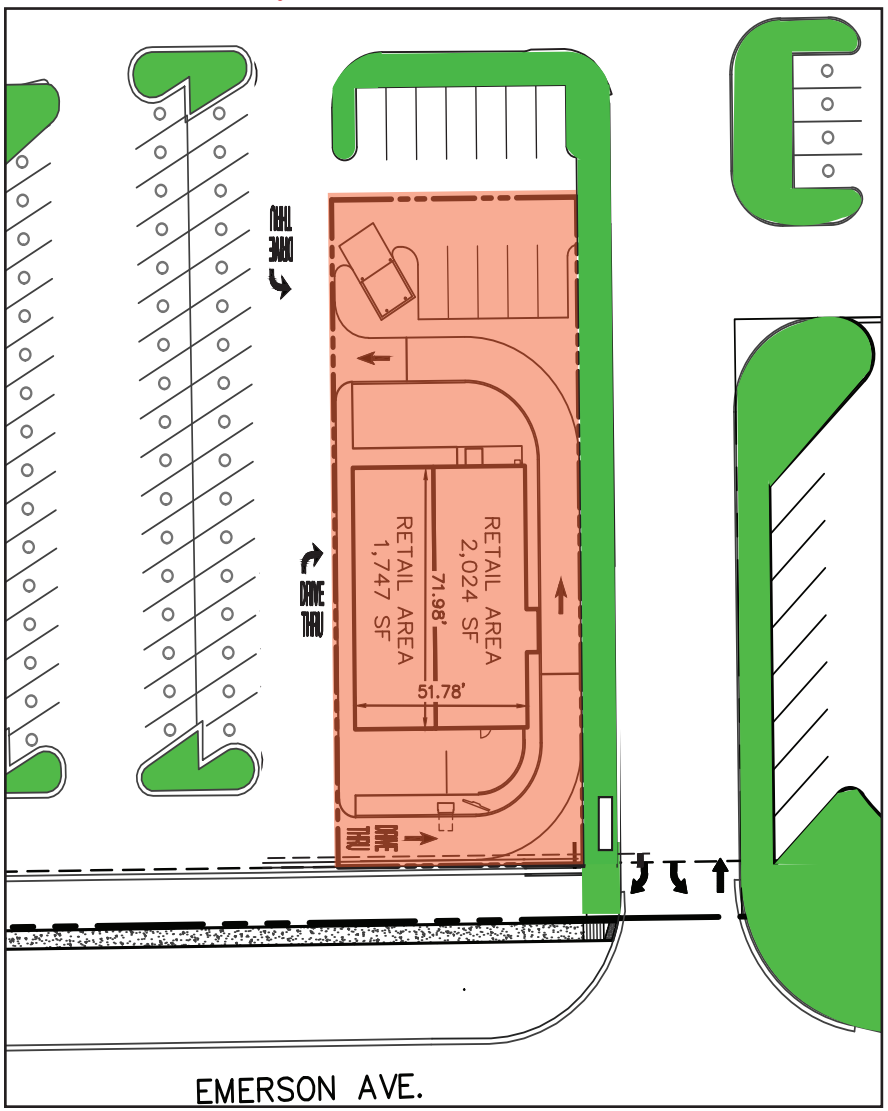
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Site Plan: Option A



Suite	Tenant	Size
A	Available	1,420 SF
B	Available	1,420 SF
C	Available	2,130 SF
Total GLA:		4,970 SF

Site Plan: Option w/ Drive-Thru

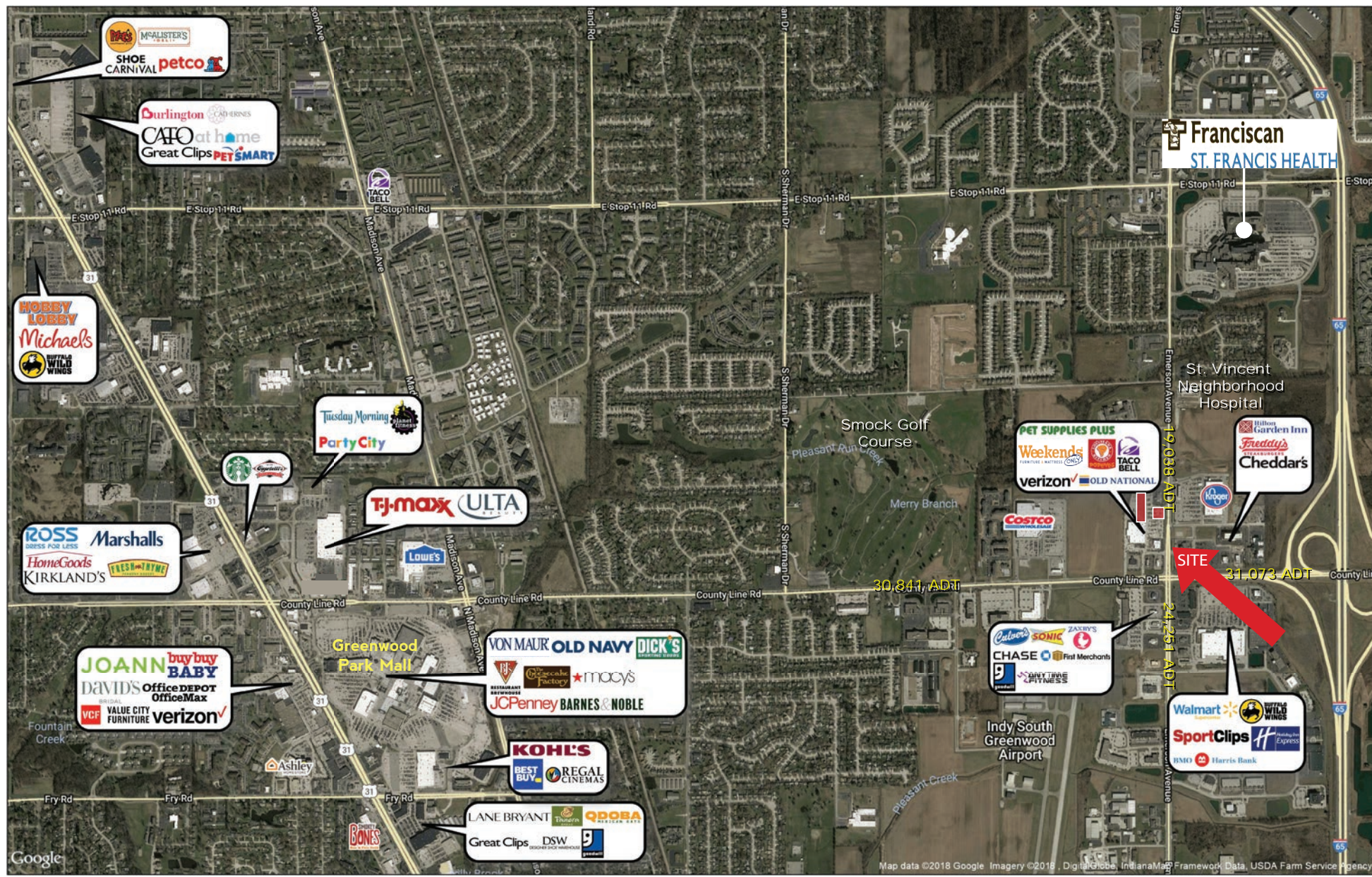


Suite	Tenant	Size
A	Proposed Endcap	1,747 SF
B	Proposed Drive-Thru	2,024 SF
Total GLA:		3,771 SF

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