

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

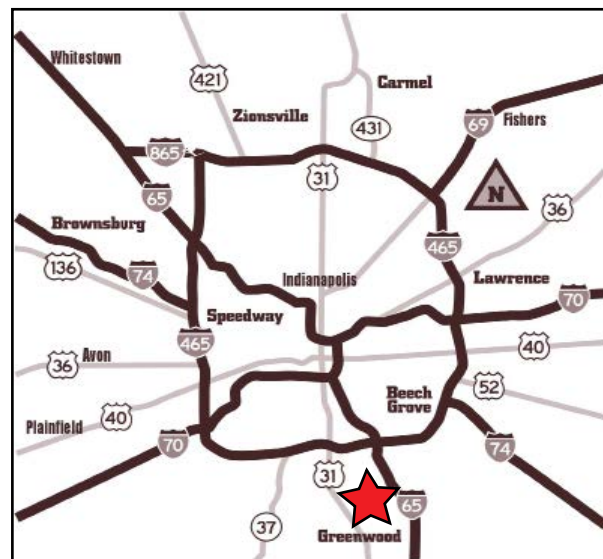
**3,600 SF Former Restaurant Space Available**

**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: 36,750 VPD
  - o Emerson Ave: 29,154 VPD
  - o I-65: 106,019 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**  
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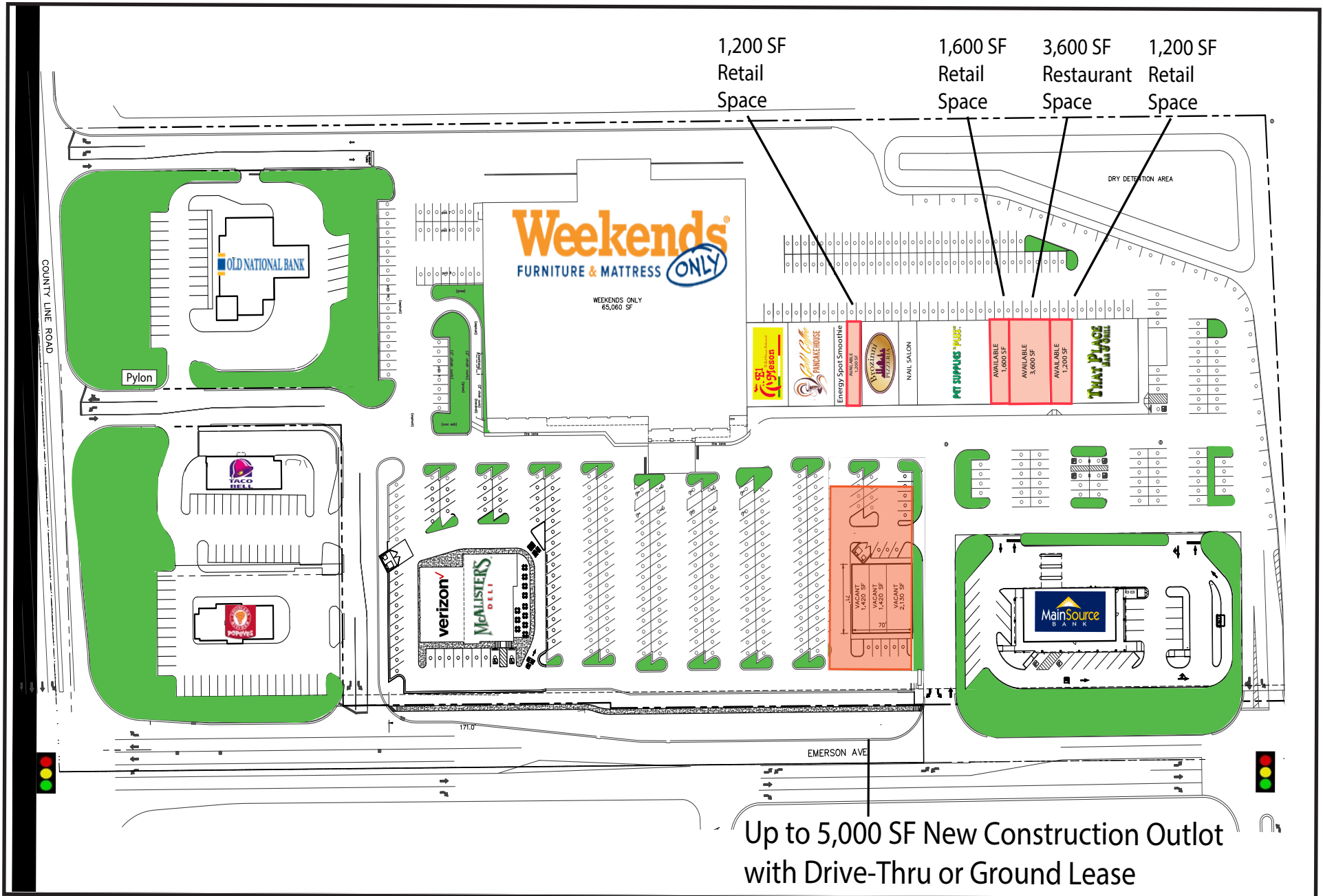
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1,200 SF  
Retail  
Space

1,600 SF  
Retail  
Space

3,600 SF  
Restaurant  
Space

1,200 SF  
Retail  
Space

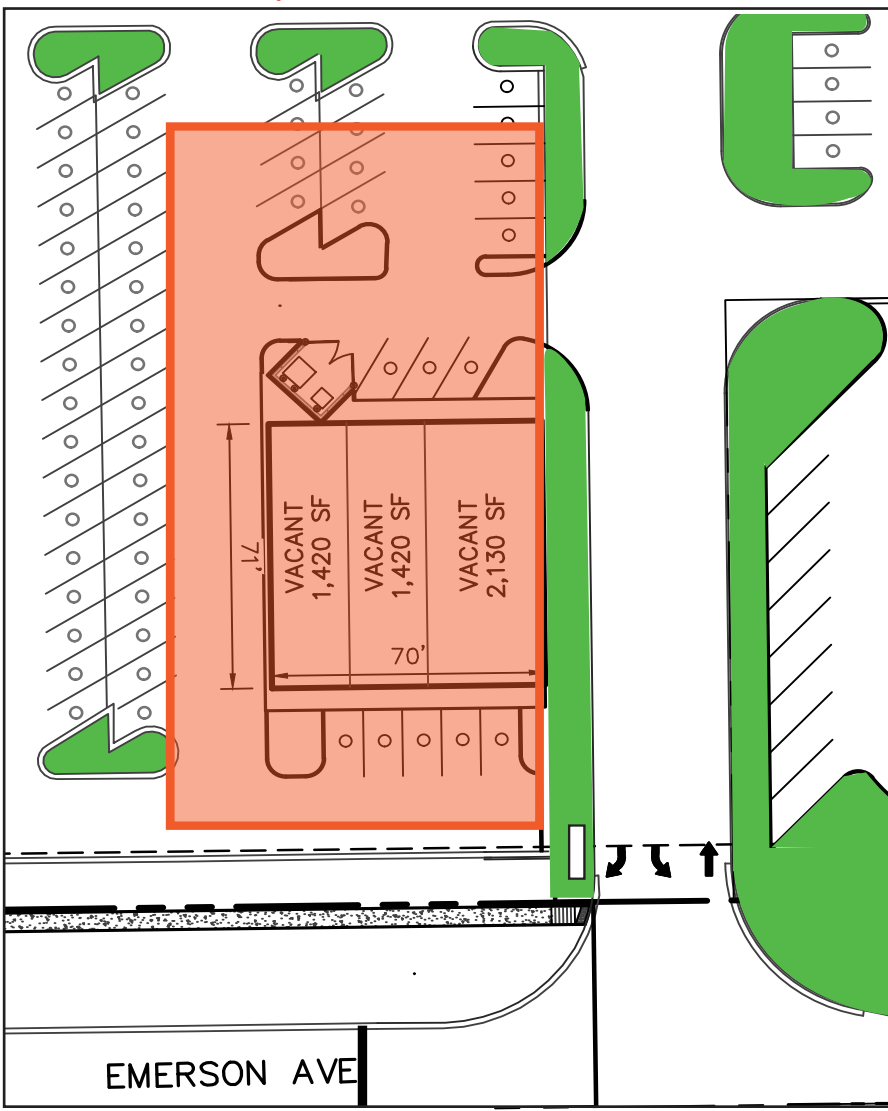
Up to 5,000 SF New Construction Outlot  
with Drive-Thru or Ground Lease

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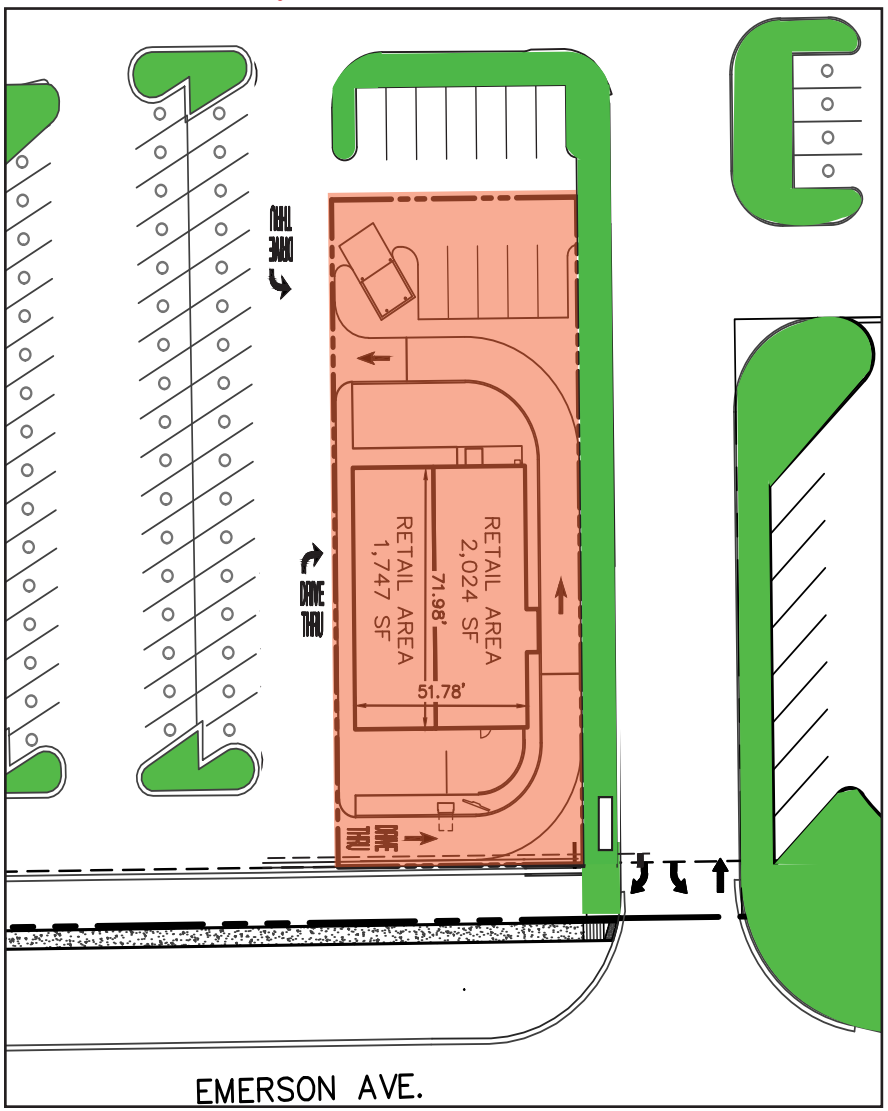
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**Site Plan: Option A**



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

**Site Plan: Option w/ Drive-Thru**

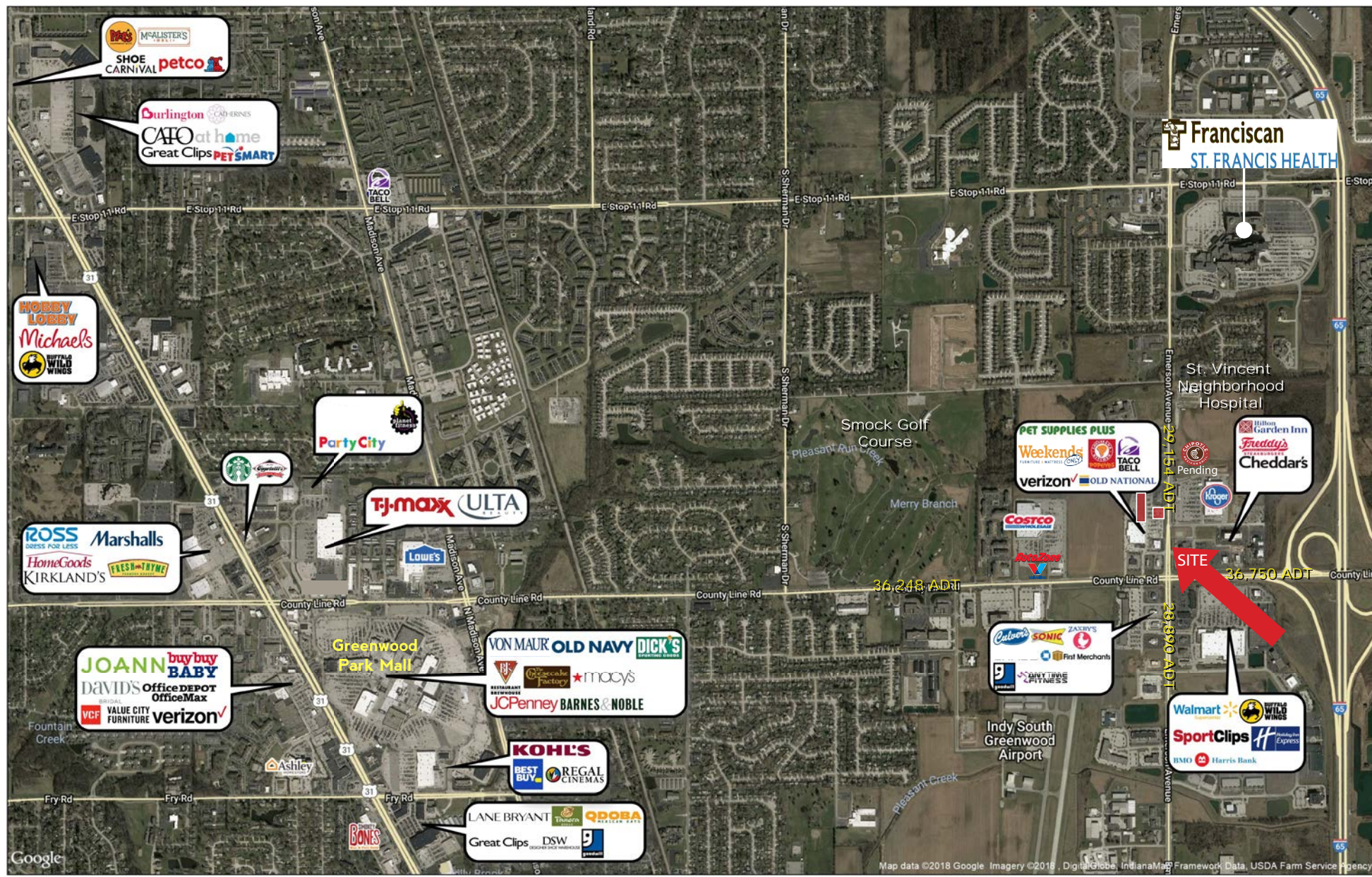


Suite	Tenant	Size
A	Proposed Endcap	1,747 SF
B	Proposed Drive-Thru	2,024 SF
<b>Total GLA:</b>		<b>3,771 SF</b>

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