

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

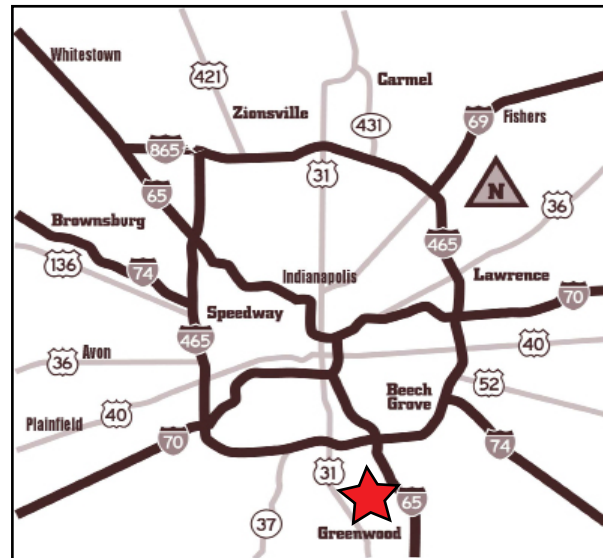
3,600 SF Former Restaurant Space Available

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
PLEASE CONTACT:

John Holloway
 T: 317-472-1800
 E: John@VeritasRealty.com

Seth Biggerstaff
 T: 317-472-1800
 E: Seth@VeritasRealty.com



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

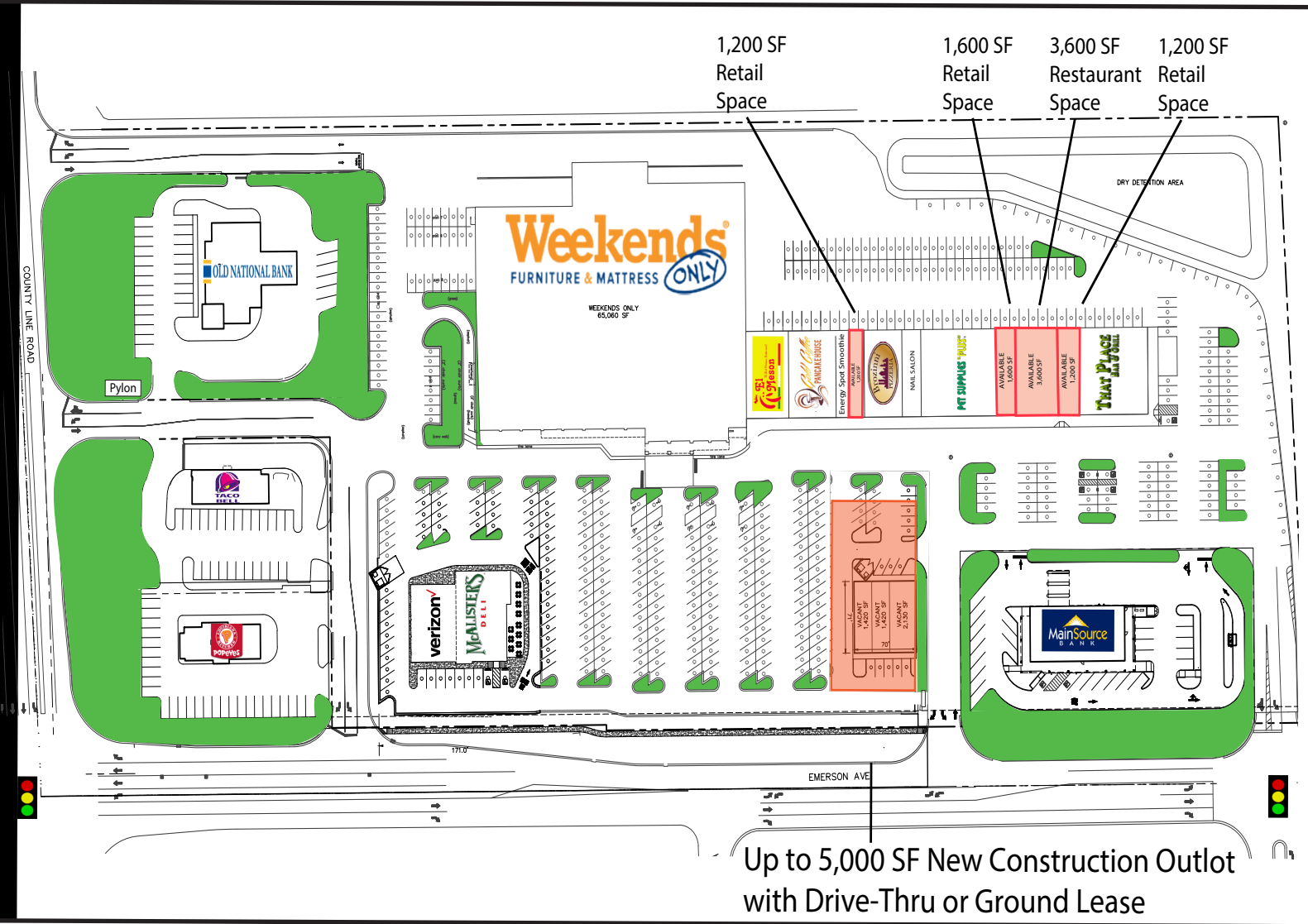
8810 S Emerson Ave, Indianapolis, IN 46237



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



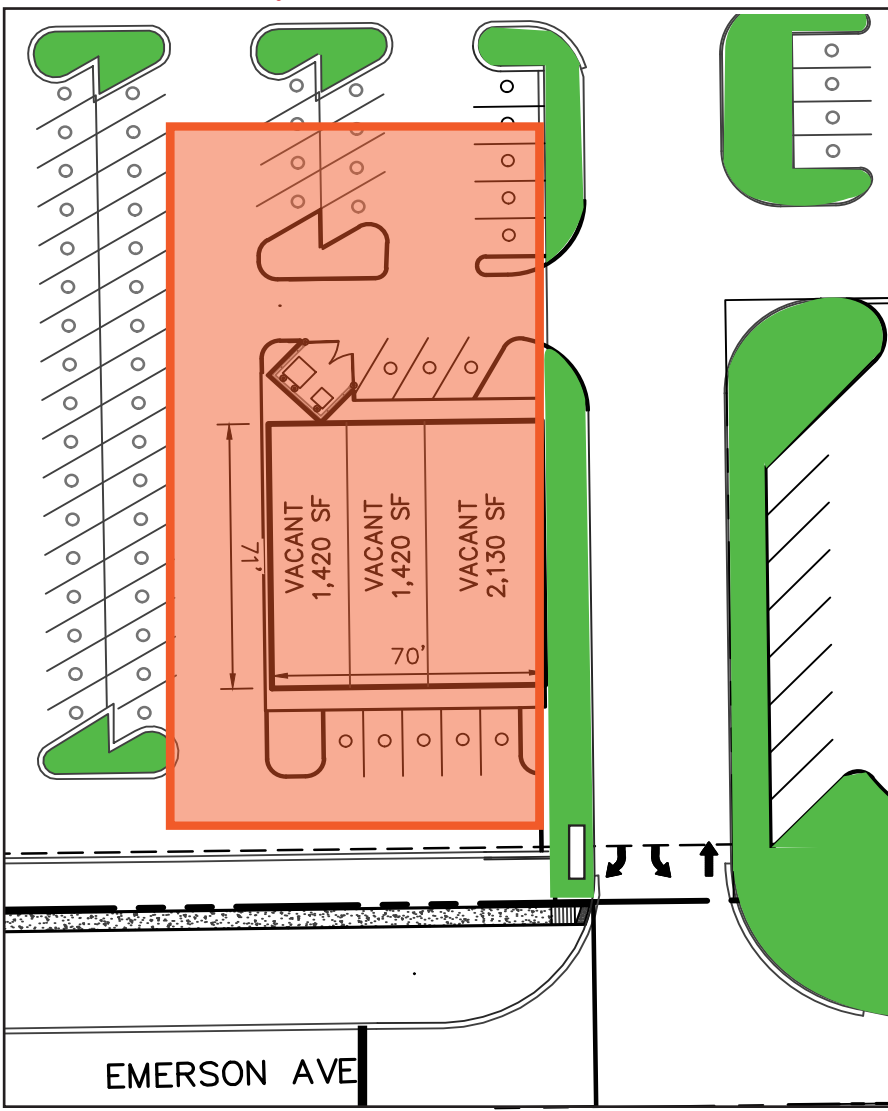
Tenant	SF
El Meson	3,600 SF
Gold Coffee Pancake House	4,000 SF
Energy Spot	1,200 SF
Available Former Salon	1,200 SF
Brozinni Pizzeria	3,180 SF
Nail Salon	1,600 SF
Pet Supplies Plus	6,400 SF
Available Former Restaurant	3,600 SF
Available	1,600 SF
That Place Bar & Grill	6,400 SF
Total 33,980 SF	

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

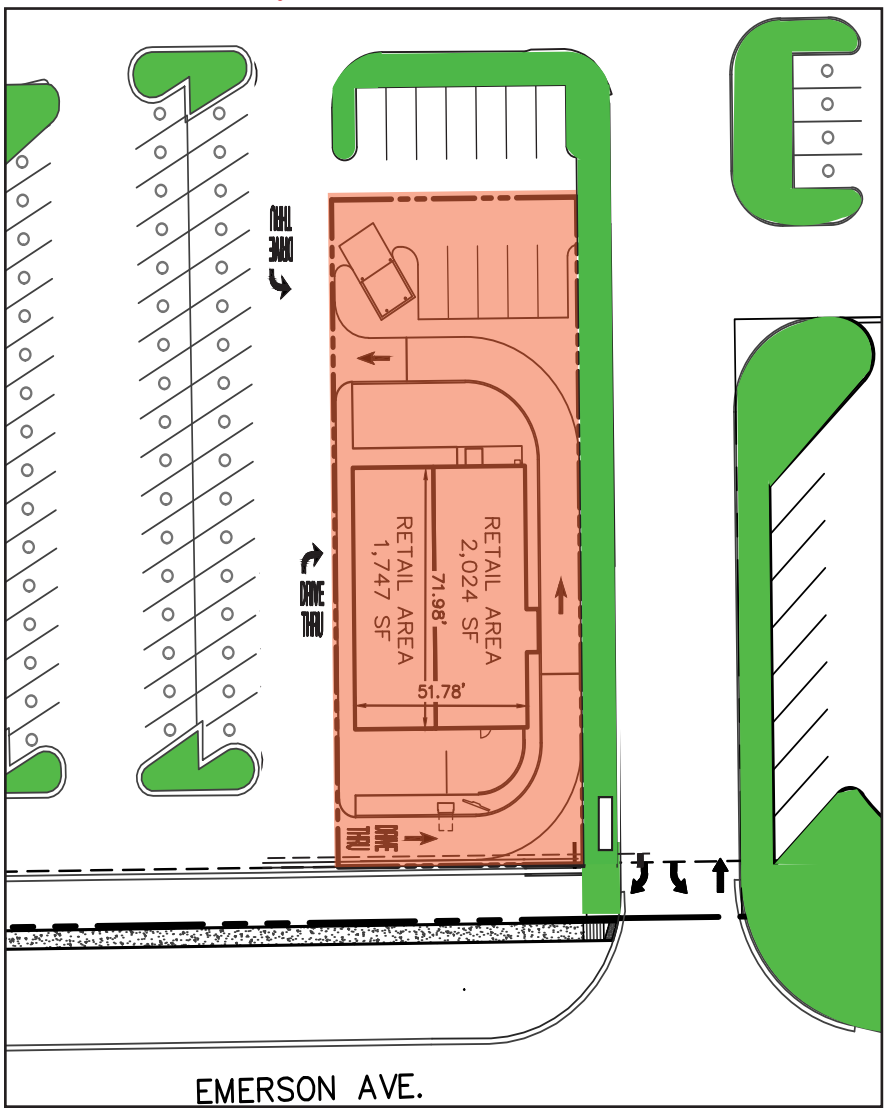
8810 S Emerson Ave, Indianapolis, IN 46237

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

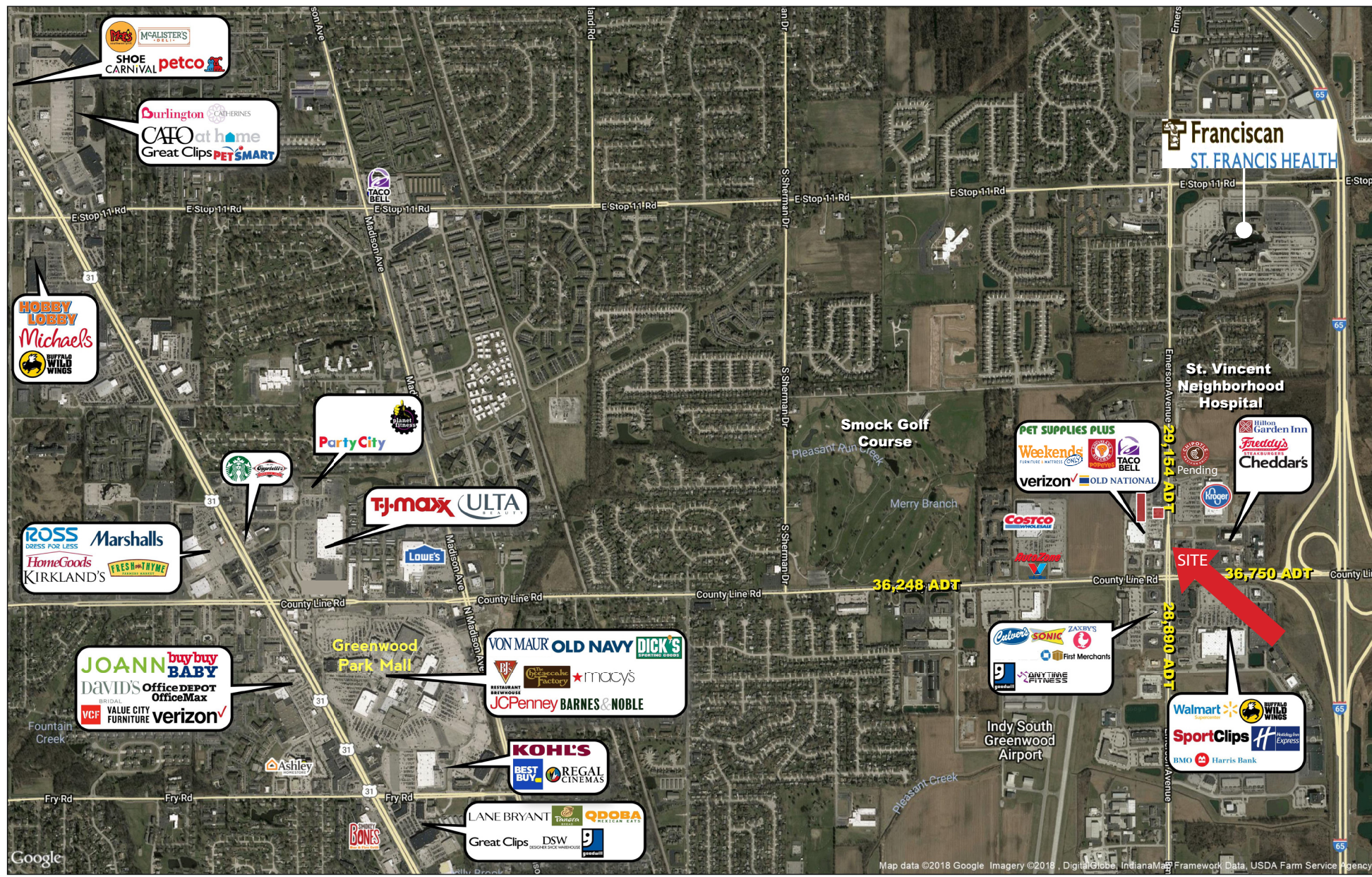


Suite	Tenant	Size
A	Proposed Endcap	1,747 SF
B	Proposed Drive-Thru	2,024 SF
Total GLA:		3,771 SF

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



Map data ©2018 Google Imagery ©2018 DigitalGlobe, IndianaMap Framework Data, USDA Farm Service Agency

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



John Holloway

317.472.1800

John@VeritasRealty.com

6440 Westfield Blvd.

Indianapolis, IN 46220

VeritasRealty.com

317.472.1800

Seth Biggerstaff

317.472.1800

Seth@VeritasRealty.com

Information within this brochure has been obtained from sources believed reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Prospective tenant and tenant representatives must verify the information and bears all risk for any inaccuracies as it relates to property and market information.