

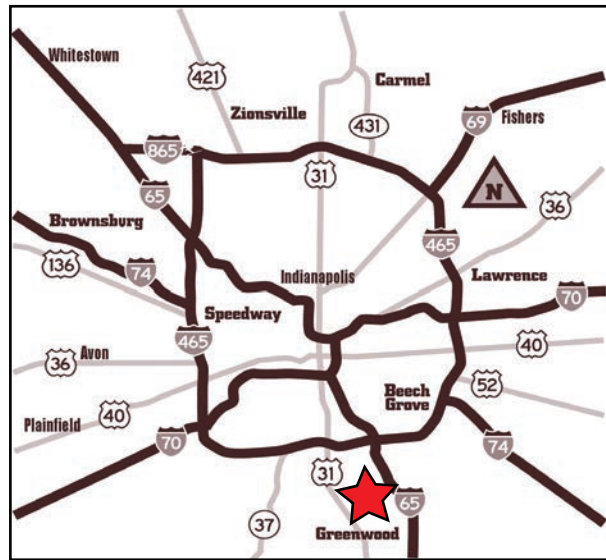
County Line Crossing
5,000 SF Build to Suit or Ground Lease
1,200 SF Inline Space Coming Available

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



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

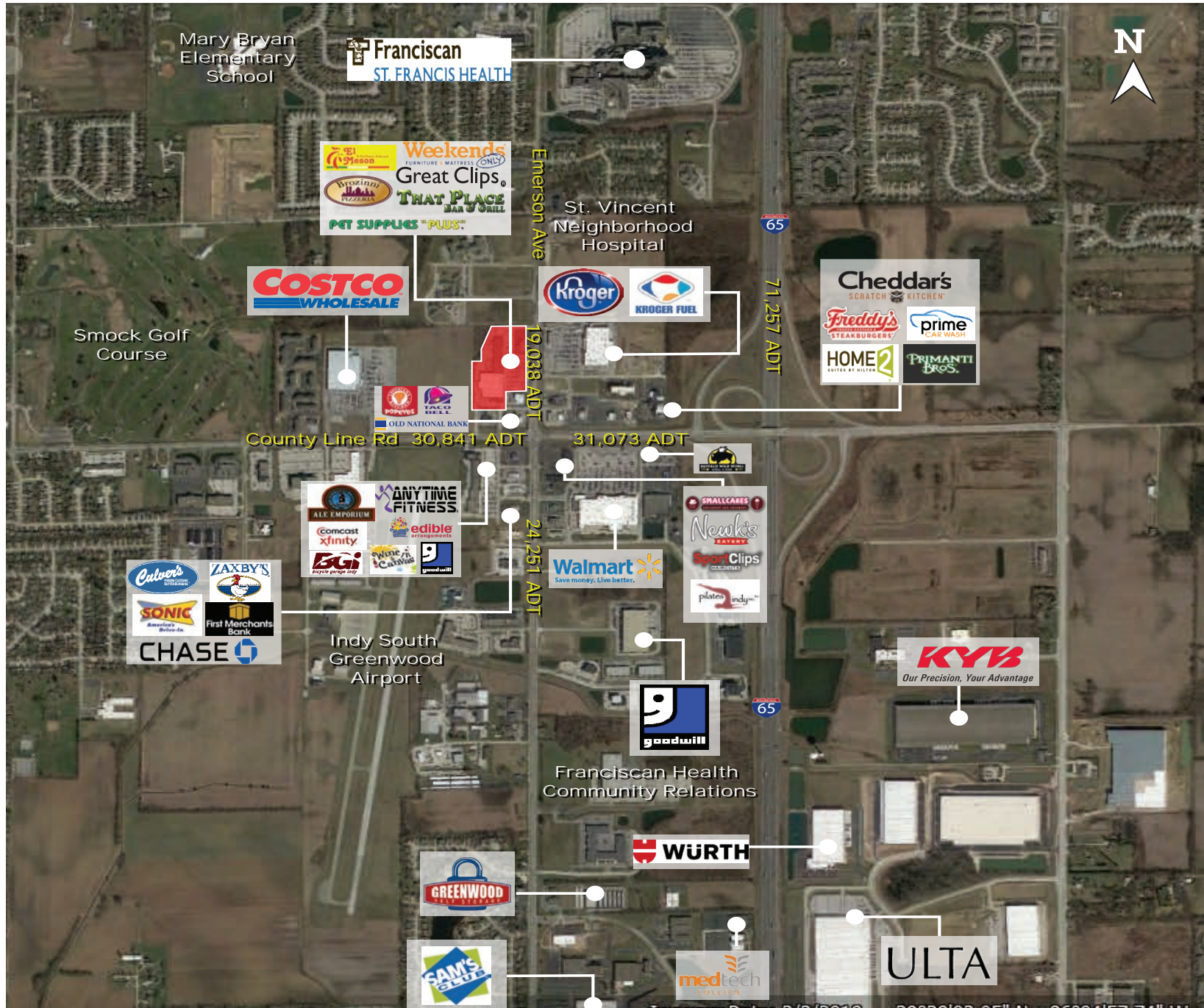
FOR MORE INFORMATION
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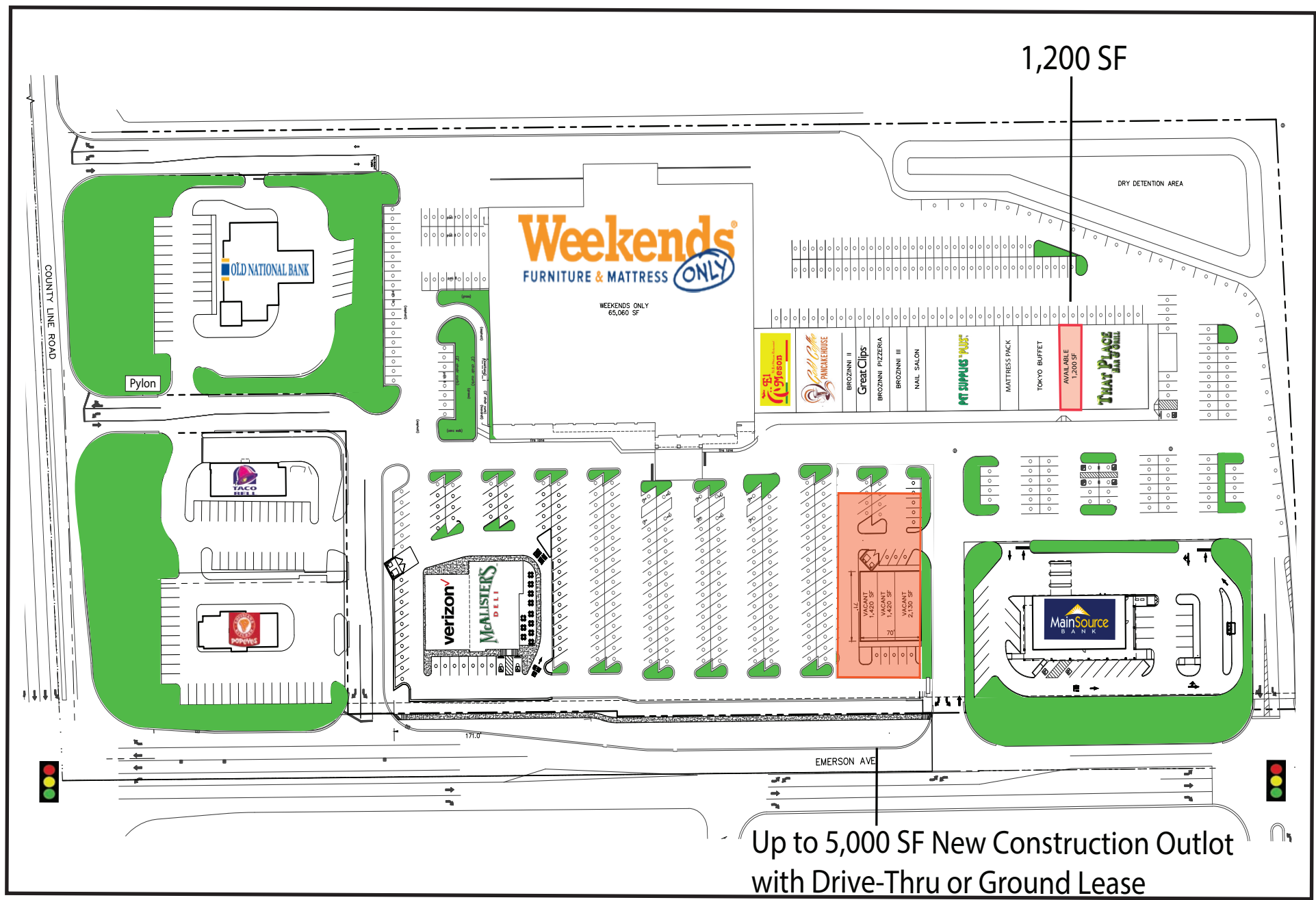
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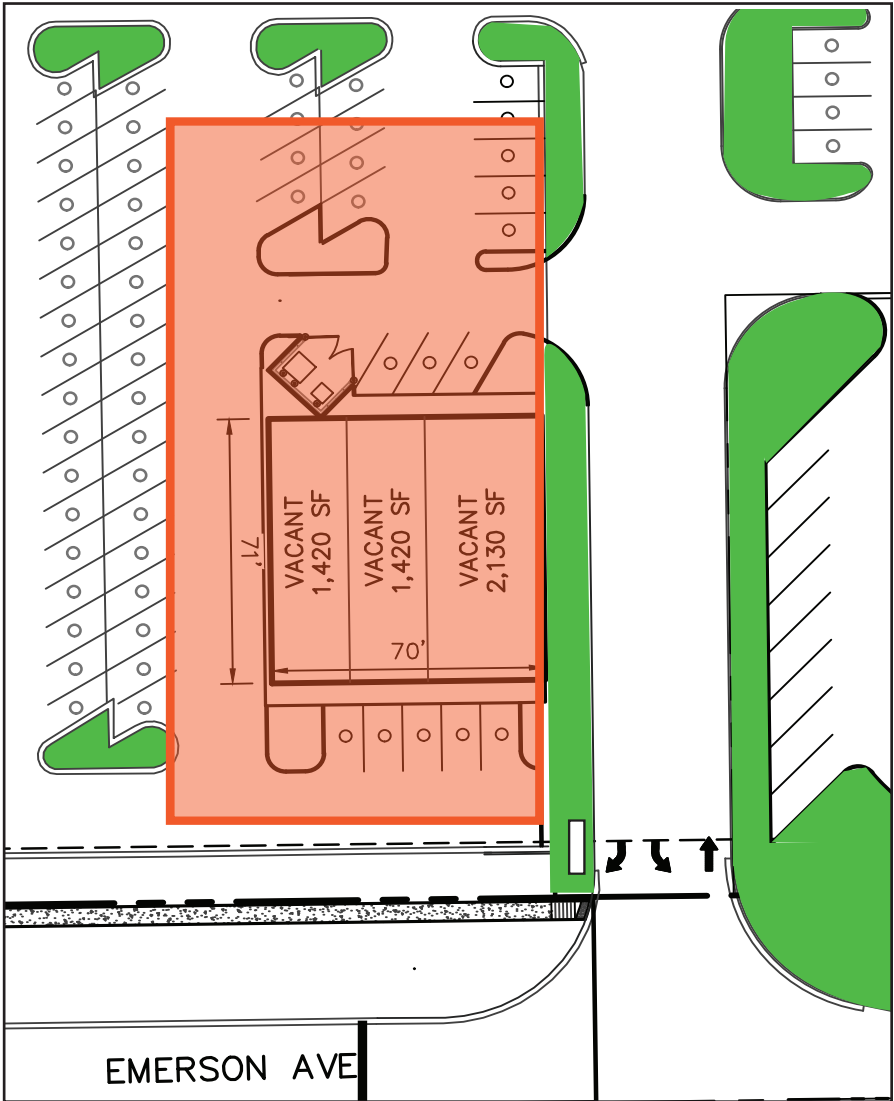


Up to 5,000 SF New Construction Outlot
with Drive-Thru or Ground Lease

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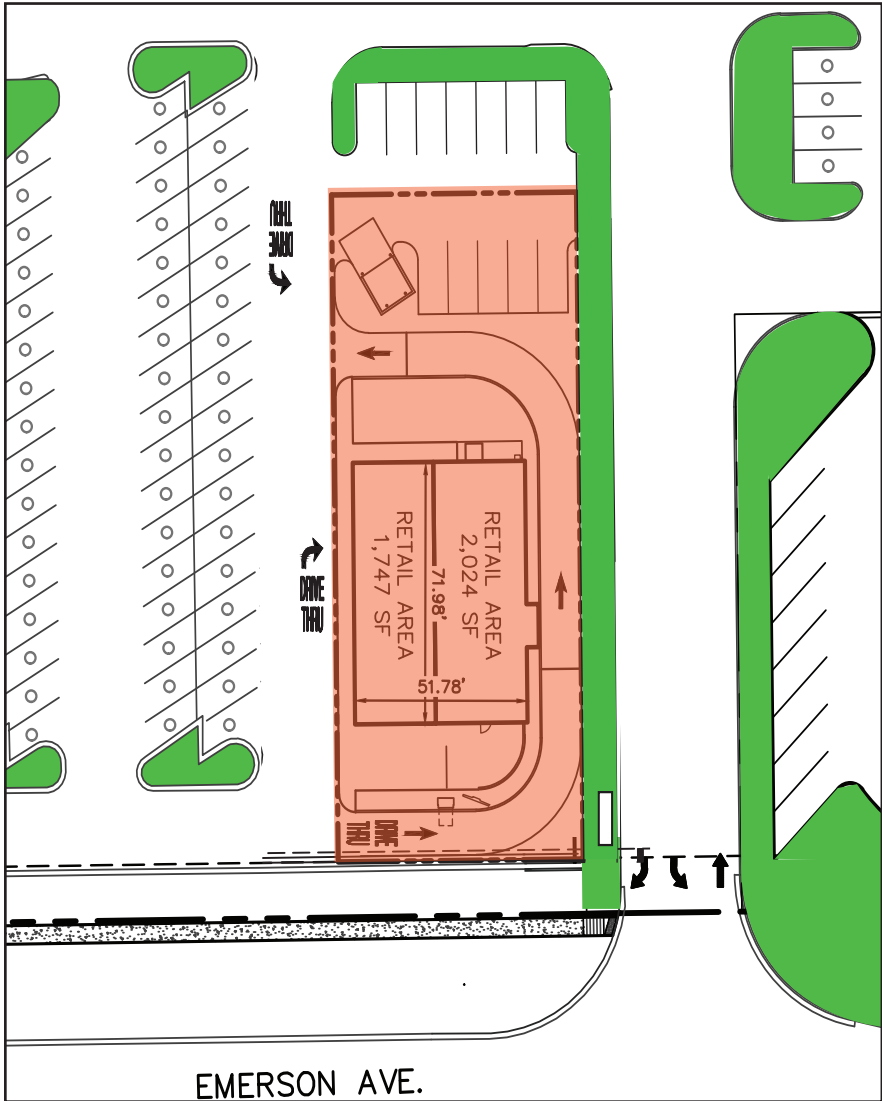
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Site Plan: Option A



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

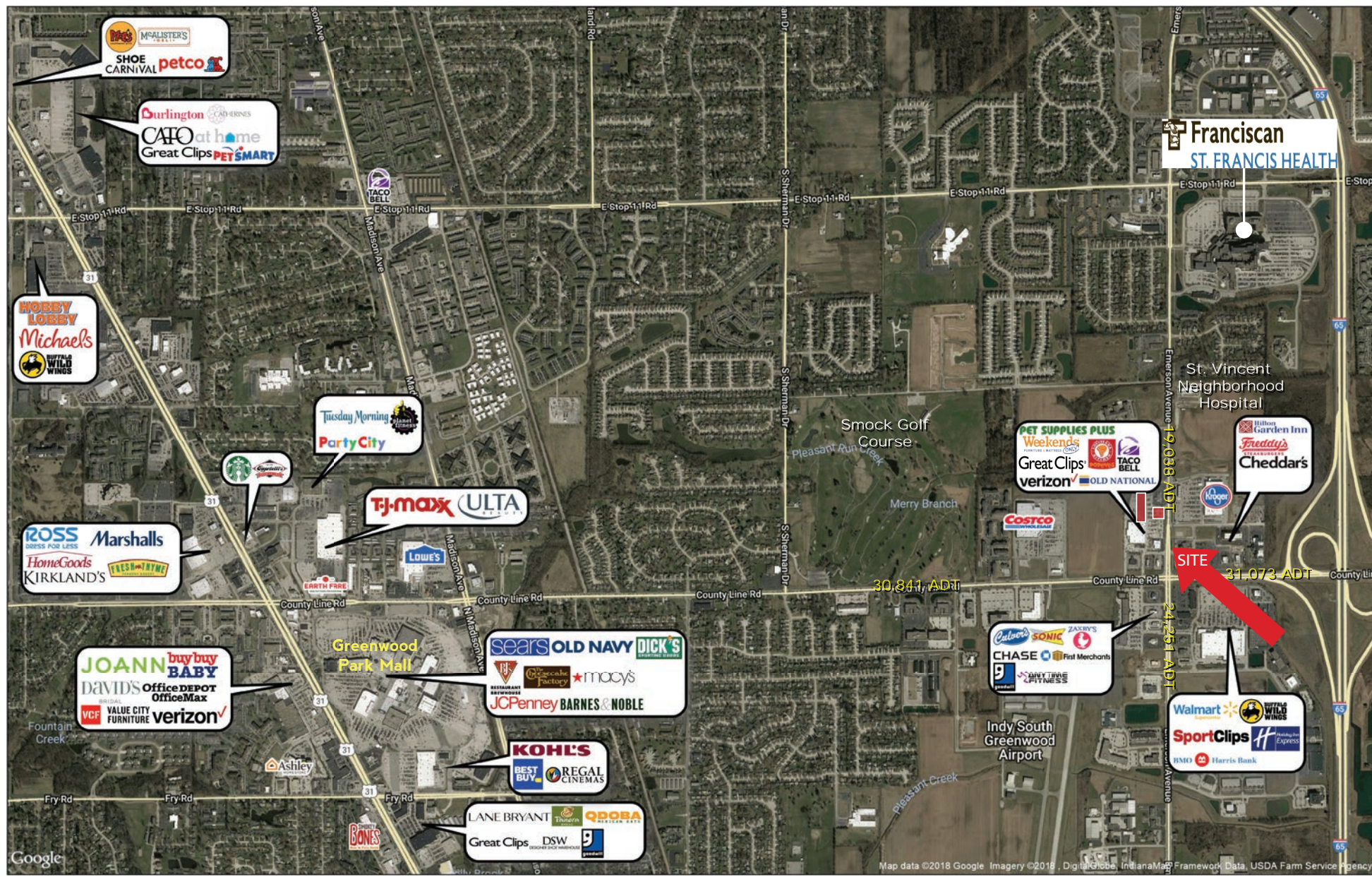
Site Plan: Option w/ Drive-Thru



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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