

COUNTY LINE CROSSING

NOW AVAILABLE:

Two Sit-Down
Restaurants
1,200 SF Small Shop
Outlot



DRONE TOUR

Small Shops &
Outlot Available



8810 S Emerson Indianapolis, IN 46237

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VERITAS
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3,600-7,600 SF Restaurant Space(s), 1,200 SF Retail, & Outlot Available

COUNTY LINE CROSSING

PROPERTY OVERVIEW

AVAILABILITY:

- 3,600 SF & 7,600 SF Built-Out Restaurant(s)
- 1,200 SF Inline Space
- 0.31 Acre Outlot

PROPERTY HIGHLIGHTS:

- Single-Tenant Outlot with Drive-Thru Potential
- Accessible to over 65,000 VPD at Emerson & County Line
- Just west of I-69 (105,004 VPD)
- Super-regional intersection surrounded by Costco, Walmart, Kroger Marketplace, Floor & Decor, and more
- One of the fastest growing trade areas in Johnson County
- Strong daytime traffic anchored by Franciscan Health Hospital (1,600 FTE)
- Large Pylon Sign



DEMOGRAPHICS



1 MILE



3 MILE



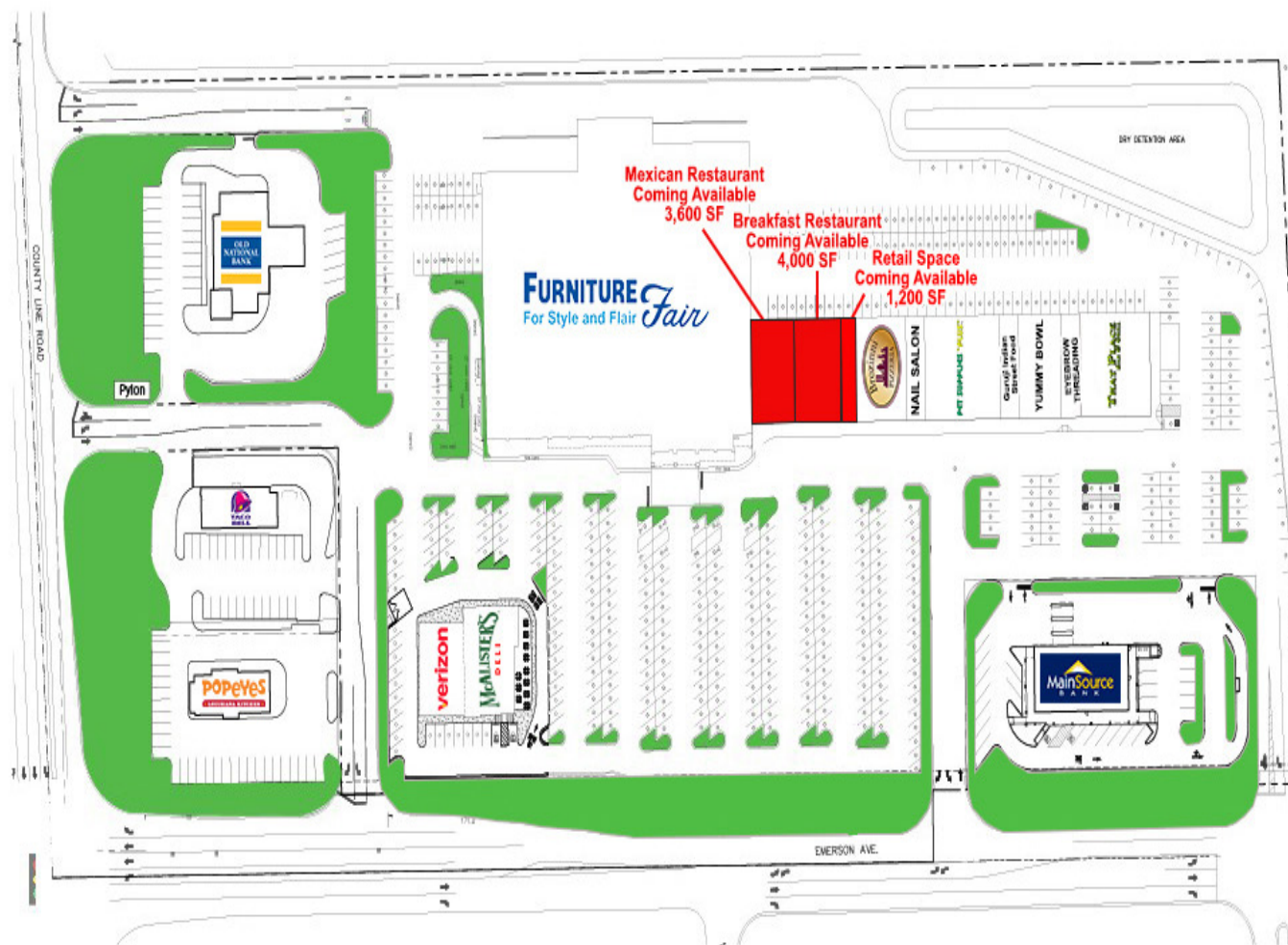
5 MILE

Population:	4,780	76,279	185,517
Total Employees:	10,229	35,886	63,426
Households:	1,922	31,197	72,575
Avg. HH Income:	\$98,719	\$94,716	\$101,425

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SITE PLAN

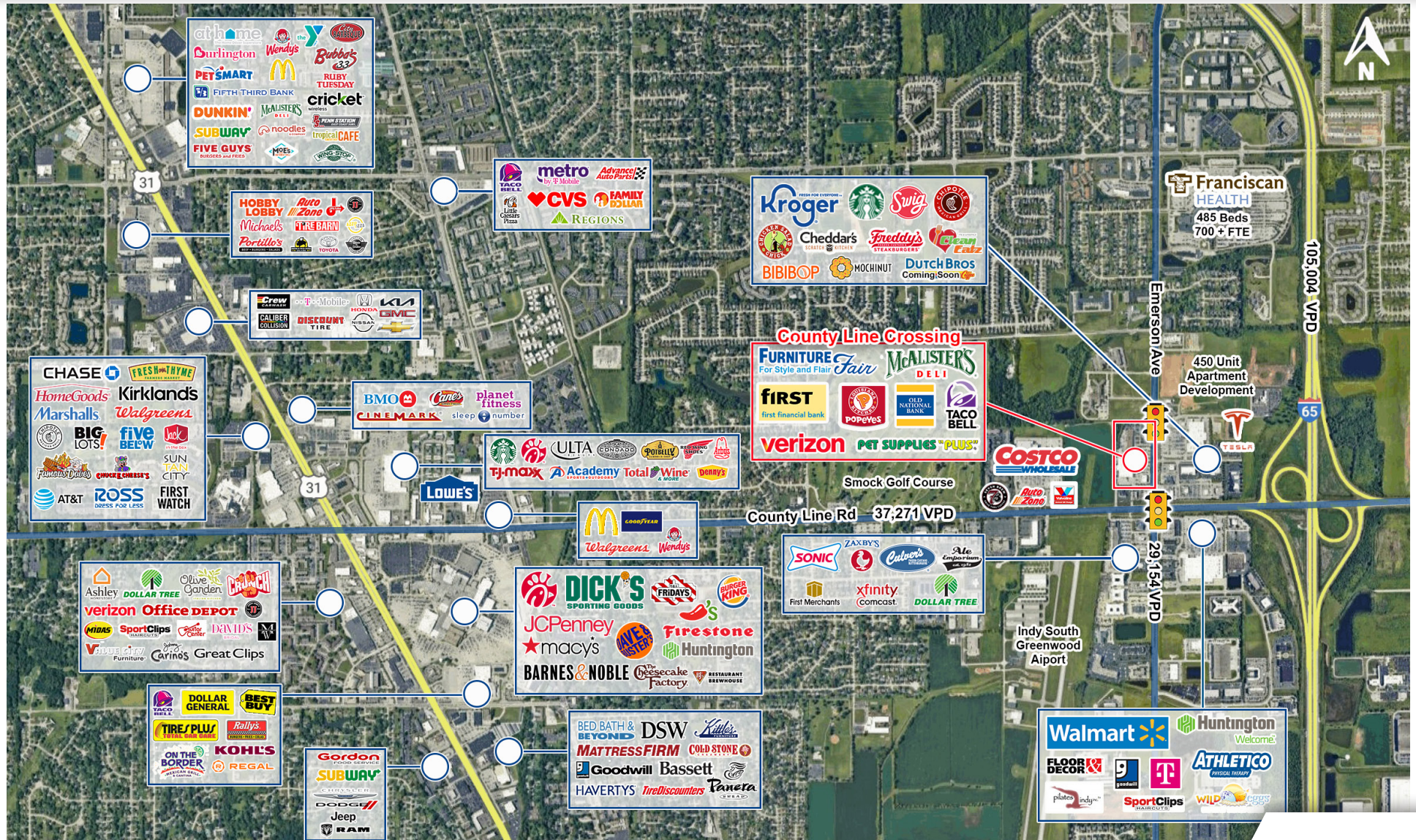


TENANT	SUITE	SF
AVAILABLE	280	4,000
AVAILABLE	270	3,600
AVAILABLE	260	1,200
Brozinni Pizzeria	240	4,380
Nail Salon	220	1,600
Pet Supplies Plus	180	6,400
Indian Street Food	170	1,600
Yummy Bowl	150	3,600
Brows & Lashes	130	1,200
That Place	100	6,400

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MARKET OVERVIEW



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