

# COUNTY LINE CROSSING

**NOW AVAILABLE:**  
 Two Sit-Down Restaurants  
 1,200 SF Small Shop  
 Outlot



## DRONE TOUR

Small Shops &  
 Outlot Available

**County Line Crossing**

**Franciscan HEALTH**  
485 Beds  
700 + FTE

**Ascension**

**DUTCH BROS**  
Coming Soon

**TESLA**

**450 Unit Apartment Development**

**CARMAX**

**Kroger**

**Hampton Inn & Suites**

**Residence Inn Marriott**

**HOME2**

**Indy South Greenwood Airport**

**Smock Golf Course**

**COSTCO WHOLESALE**

**County Line Rd**

**Indy South Greenwood Airport**

**Walmart**

**FLOOR DECOR**

**WOODSPRING SUITES**

**ATHLETICO**

**SportClips**

**Huntington**  
Welcome.

**WILD eggs**

**ASPEN CREEK GRILL**

**Greenwood Springs**

**SONIC**

**Calver's**

**ZAXBY'S**

**xfinity Comcast**

**Ale Emporium**

**First Merchants**

**DOLLAR TREE**

**verizon**

**PET SUPPLIES "PLUS"**

**FURNITURE Fair**  
For Style and Flair

**McALISTER'S DELI**

**first financial bank**

**POPEYES**

**OLD NATIONAL BANK**

**TACO BELL**

**BIBIBOP**

**MOCHINUT**

**LENSCRAFTERS**

**Clean Eatz**

8810 S Emerson Indianapolis, IN 46237

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

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

**VERITAS**  
 REALTY

www.VeritasRealty.com

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

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

## COUNTY LINE CROSSING

### SITE PLAN

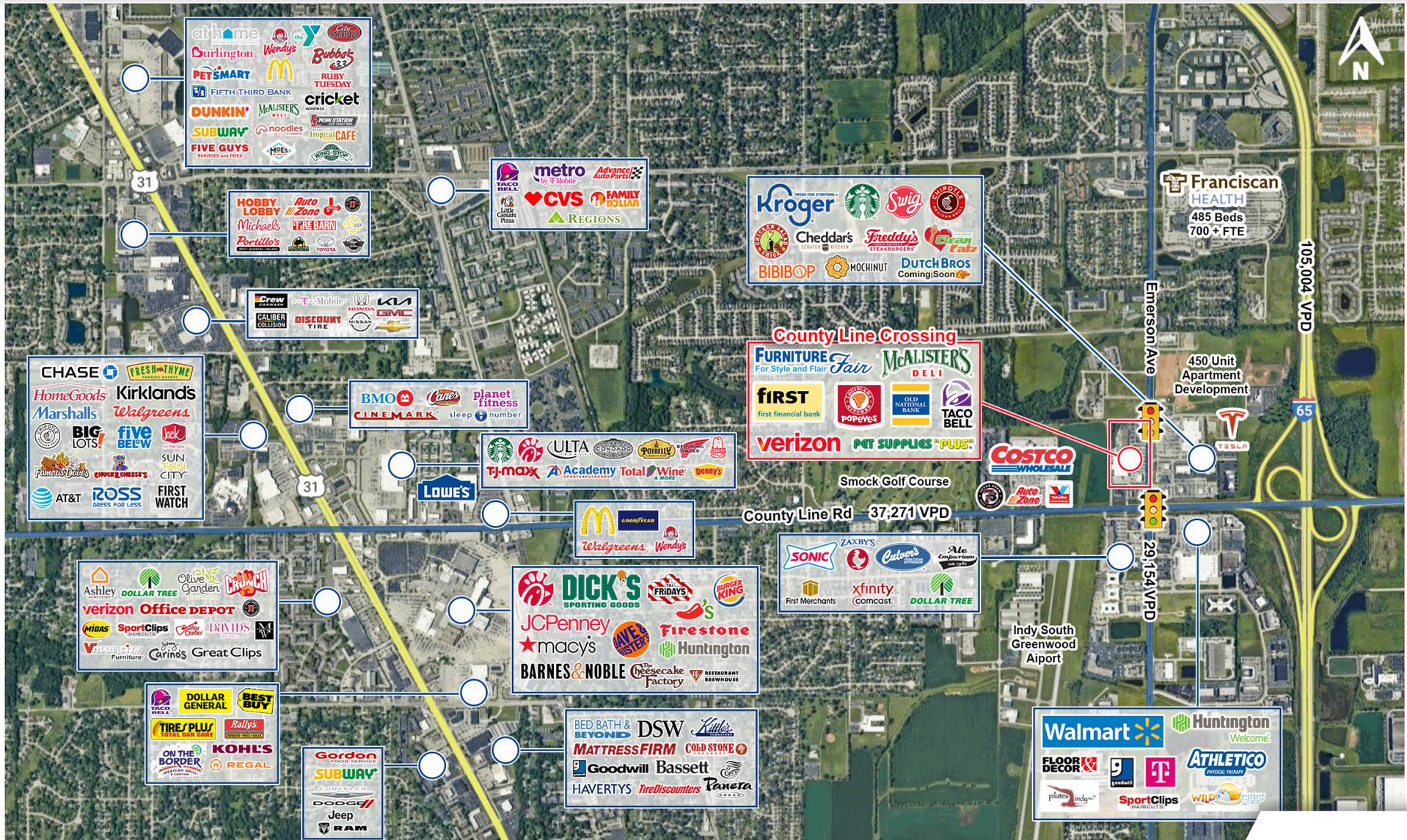


TENANT	SUITE	SF
AVAILABLE	280	4,000
AVAILABLE	270	3,600
AVAILABLE	260	1,200
Brozinni Pizzeria	240	4,380
Nail Salon	220	1,600
Pet Supplies Plus	180	6,400
Indian Street Food	170	1,600
Yummy Bowl	150	3,600
Brows & Lashes	130	1,200
That Place	100	6,400

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

## COUNTY LINE CROSSING

## MARKET OVERVIEW



CONTACT:

**John Holloway**

T: 317-472-1800

E: John@VeritasRealty.com

**Seth Biggerstaff**

T: 317-472-1800

E: Seth@VeritasRealty.com

**VERITAS**  
REALTY

www.VeritasRealty.com