

COUNTY LINE CROSSING

NOW AVAILABLE:
 Two Sit-Down Restaurants
 1,200 SF Cafe Shop



DRONE TOUR

Restaurants & Small Shop Available

County Line Crossing

Indy South Greenwood Airport

Emerson Ave

County Line Rd

Franciscan HEALTH
485 Beds
700 + FTE

Ascension

Kroger

Costco WHOLESALE

Walmart

FLOOR DECOR

29,154 VPD

37,271 VPD

105,004 VPD

INTERSTATE 65

Businesses shown: Clean Eatz, BIBIBOP, MOCHINUT, LENS CRAFTERS, Ascension, DUTCH BROS (Coming Soon), TESLA, 450 Unit Apartment Development, CARMAX, Kroger, Costco, Home 2, Residence Inn Marriott, Hampton Inn Suites, Cheddar's, Freddy's, Prime, Swiggy, Starbucks, Auto Zone, Zaxby's, Xfinity Comcast, Sonic, Culver's, Ale Emporium, First Merchants, Dollar Tree, Wild Eggs, Sport Clips, Athletico, Huntington, Aspen Creek Grill, Greenwood Springs, WoodSpring Suites, Walmart, Floor Decor.

Indy South Greenwood Airport

8810 S Emerson Indianapolis, IN 46237

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VERITAS REALTY

www.VeritasRealty.com

3,600-7,600 SF Restaurant Space(s) & 1,200 SF Cafe

COUNTY LINE CROSSING

PROPERTY OVERVIEW

AVAILABILITY:

- 3,600 SF & 4,000 SF Built-Out Restaurants (can combine to 7,600 SF)
- 1,200 SF Cafe

PROPERTY HIGHLIGHTS:

- 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



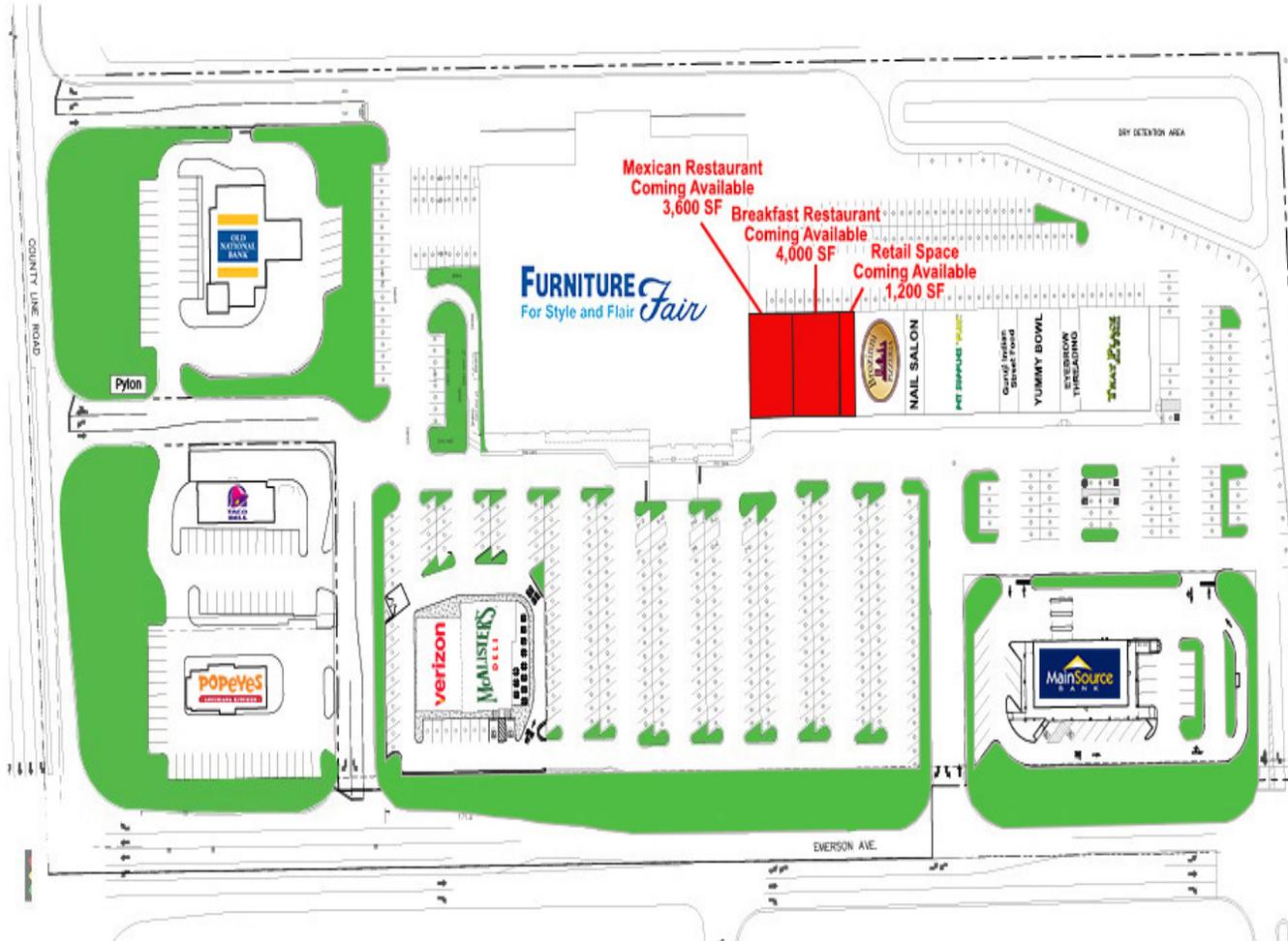
5 MILE

	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 Cafe

COUNTY LINE CROSSING

SITE PLAN

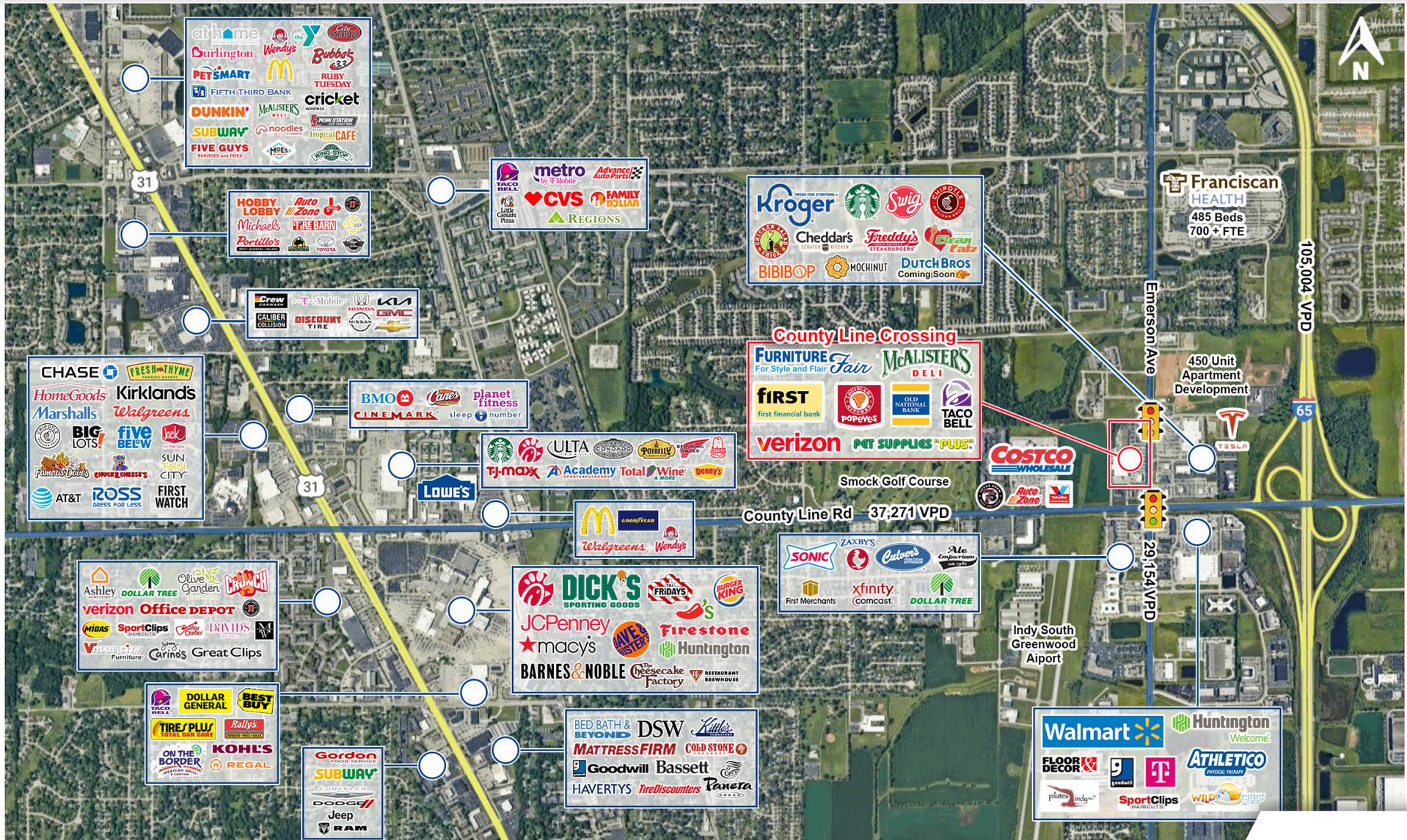


TENANT	SUITE	SF
AVAILABLE	280	4,000
AVAILABLE	270	3,600
AVAILABLE	260	1,200
Brozinni Pizzeria	240	4,380
Nail Salon	220	1,600
Pet Supplies Plus	180	6,400
Indian Street Food	170	1,600
Yummy Bowl	150	3,600
Brows & Lashes	130	1,200
That Place	100	6,400

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COUNTY LINE CROSSING

MARKET OVERVIEW



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