

EMERSON POINTE | FOR LEASE | 2024 DELIVERY

NEW CONSTRUCTION SMALL SHOPS

VERITAS
REALTY



The Hangar on Emerson
218 Units
Completed in 2023

**EMERSON POINTE
SMALL SHOPS
UNDER CONSTRUCTION**

DEVELOPED BY:



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PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS:

- New construction small shop retail center delivering fall 2024
- Anchored by Emerson Pointe, a 65,000 SF shopping center and recently completed 218 unit high-end apartment development
- Super regional intersection surrounded by national retailers including Walmart Supercenter, Costco, Kroger Marketplace, Floor & Decor, and more
- Easy access to I-65 and 15 minute drive-time to downtown Indianapolis
- Strong daytime demographics with major employers including Franciscan Health Hospital (1,600 FTE) and new Cummins center (500+ FTE)

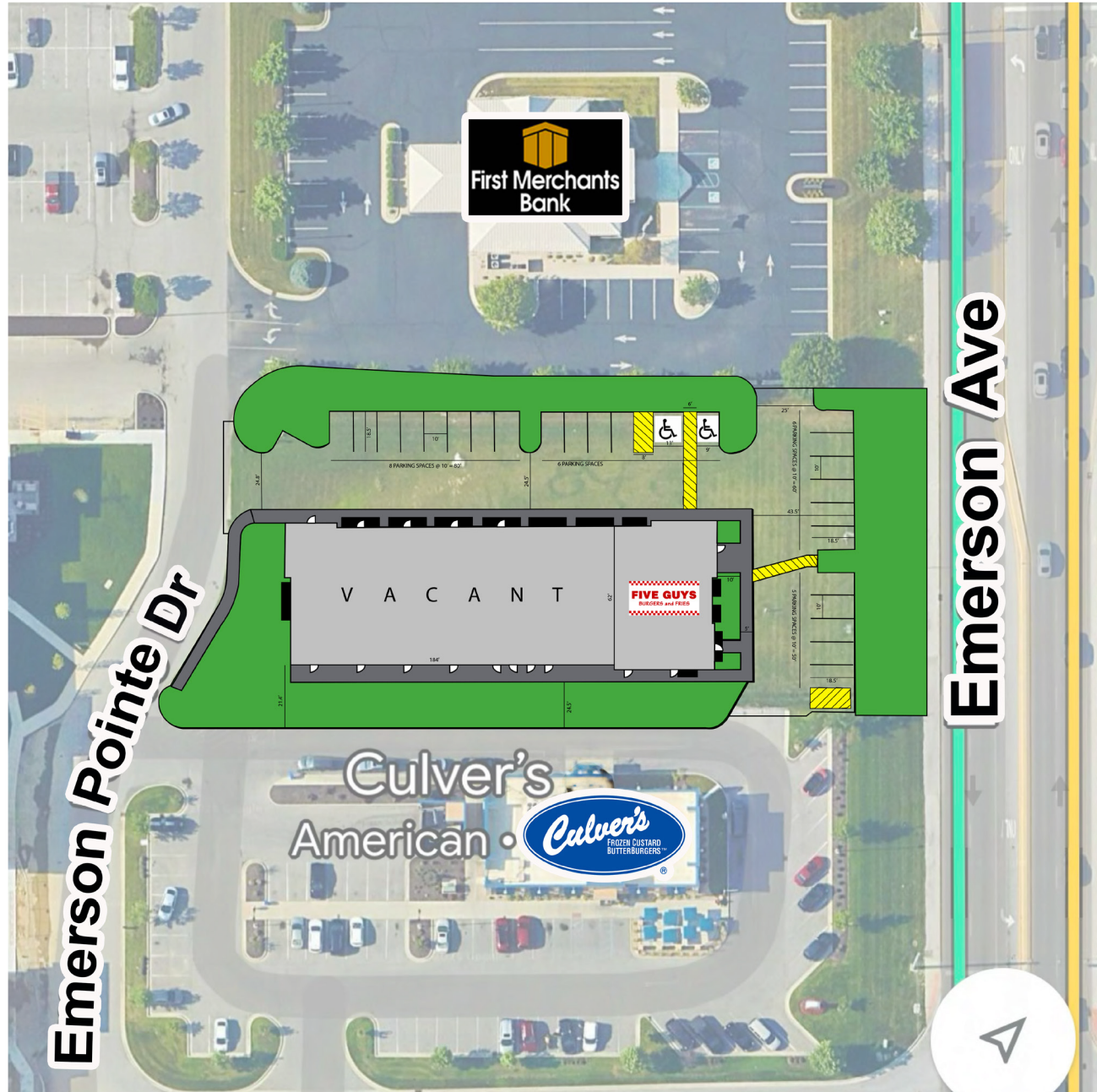


DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population:	3,279	74,592	173,961
Total Employees	4,049	46,809	94,910
Households:	1,395	31,453	69,544
Avg. HH Income:	\$88,337	\$97,203	\$106,558

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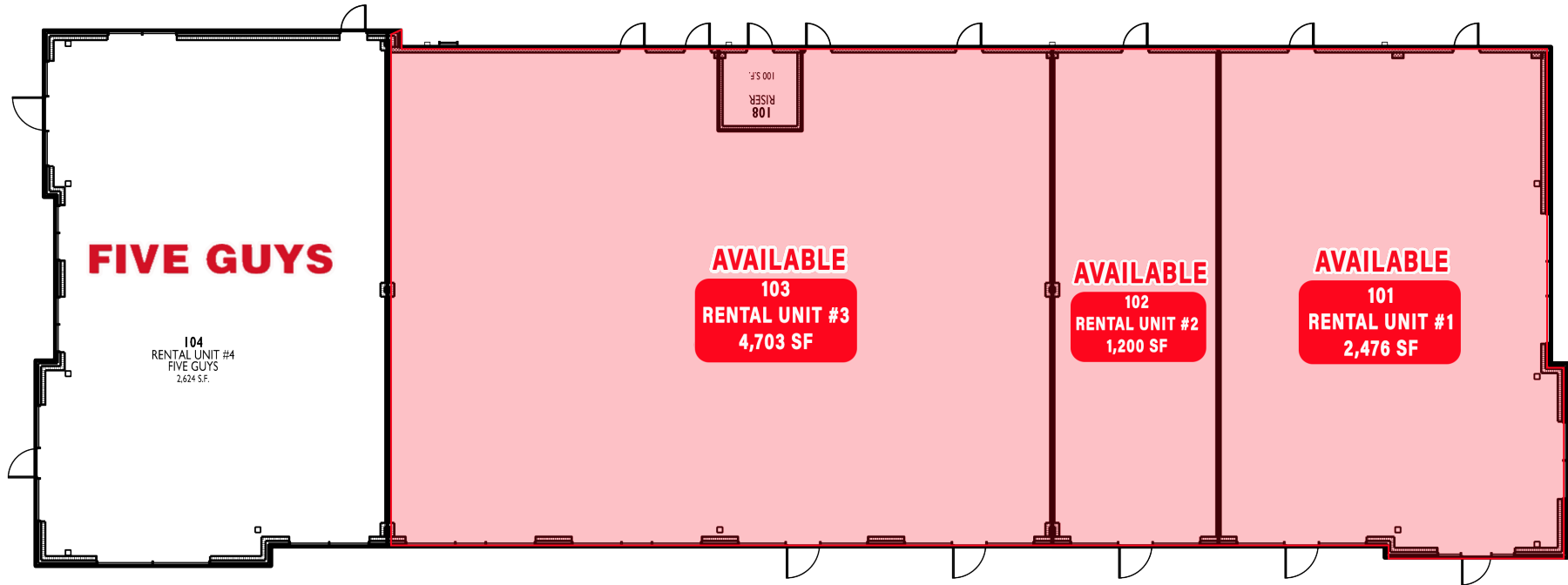
SITE
AERIAL



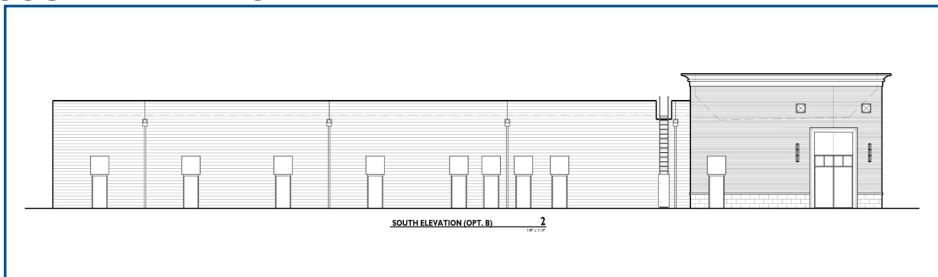
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SITE
RENDERINGS



SOUTH ELEVATION



NORTH ELEVATION

