

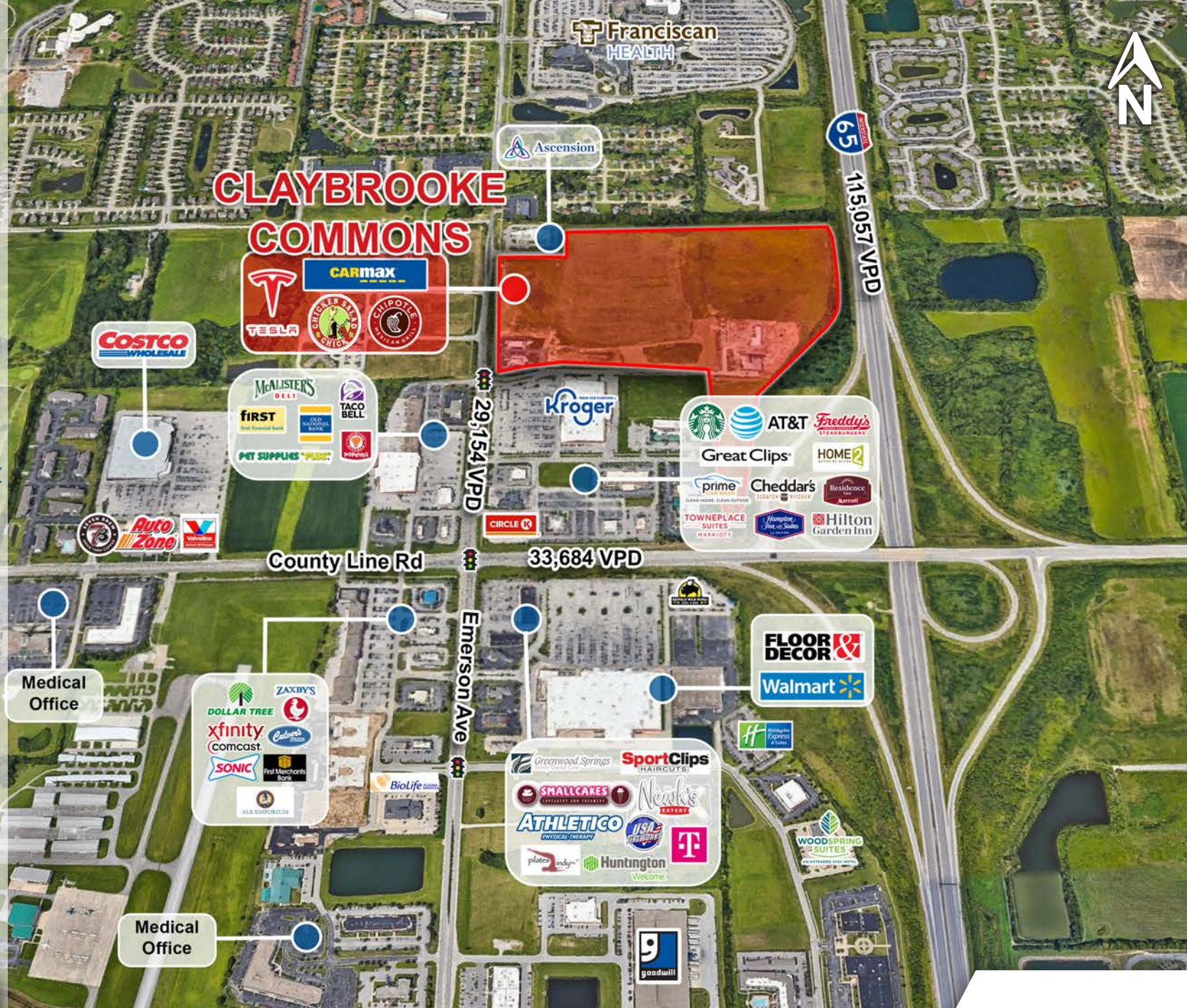
CLAYBROOKE COMMONS

8651 Emerson Ave,
Indianapolis, IN 46237

NOW LEASING
Twins Small Shops &
Outlots

Outlot Available
2.00 AC (Net)
Ground Lease or BTS

Join Tesla, CarMax,
Chipotle, Chicken
Salad Chick & More!



Developed By:



CONTACT:

Andrew Demaree

John Cunningham

E: ADemaree@VeritasRealty.com

E: Jcunningham@allencommercialgroup.com

T: 317-472-1800

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RETAIL SPACE & OUTLOT AVAILABLE | FOR LEASE

CLAYBROOKE COMMONS

PROPERTY OVERVIEW






RETAIL SPACE AVAILABLE:

Two Twin Small Shop Buildings
Flexible Suite Sizes




OUTLOTS AVAILABLE:

2.00 AC (Net) outlot available
for Ground Lease or BTS along
Emerson Ave.



PROPERTY HIGHLIGHTS:

- Join    ,  & more at Claybrooke Commons
- Anchor Pads with Hwy Visibility (I-65): Ideal for Entertainment, Hotel, Multi-Family, Automotive & more
- Pylon Signage Available
- Heavy Daytime population driven by Kroger Marketplace, Franciscan Health, Walmart Supercenter, Costco, Floor & Decor and more
- Over 60,000+ VPD at high volume intersection of Emerson Ave & County Line Rd



DEMOGRAPHICS	 1 MILE	 3 MILE	 5 MILE
Population:	5,039	73,994	181,687
Total Employees:	10,229	35,886	63,426
Households:	2,115	30,518	72,320
Avg. HH Income:	\$91,386	\$92,356	\$99,643

CLAYBROOKE COMMONS:

-  Master Planned development including Retail, Mixed-use Apartments and Outlots
-  \$1.88 B: consumer retail expenditure within 5-mile radius

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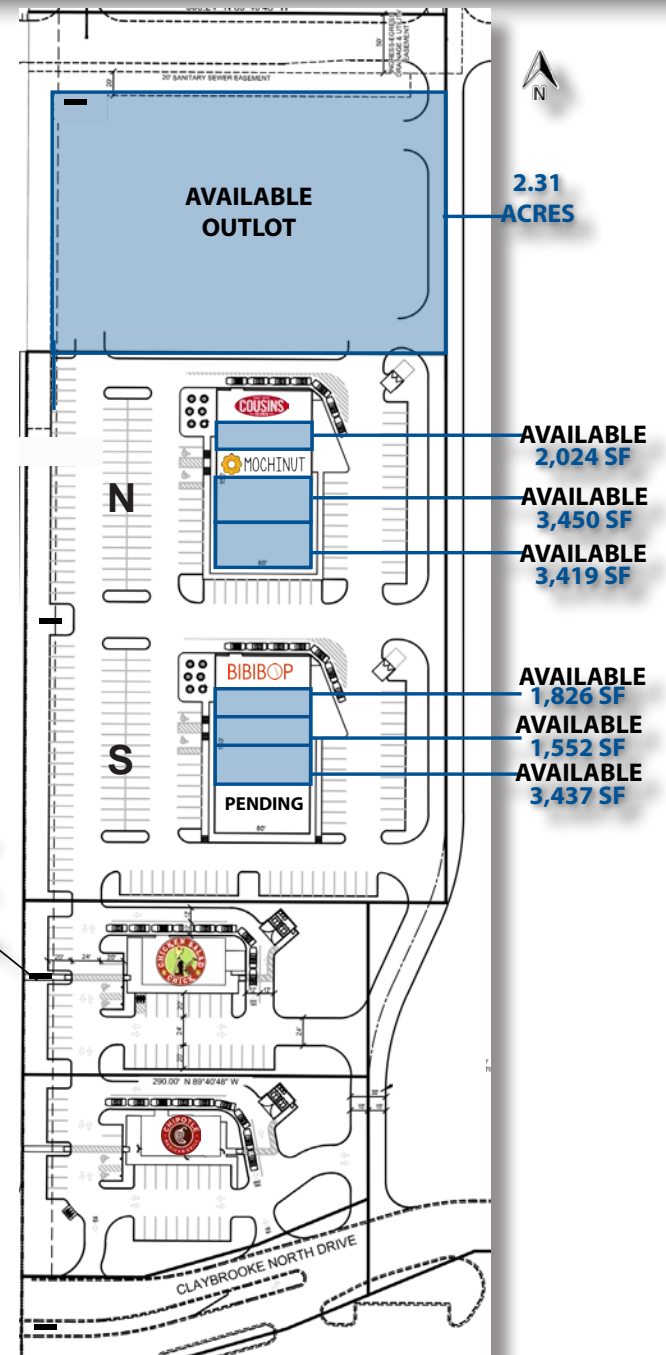
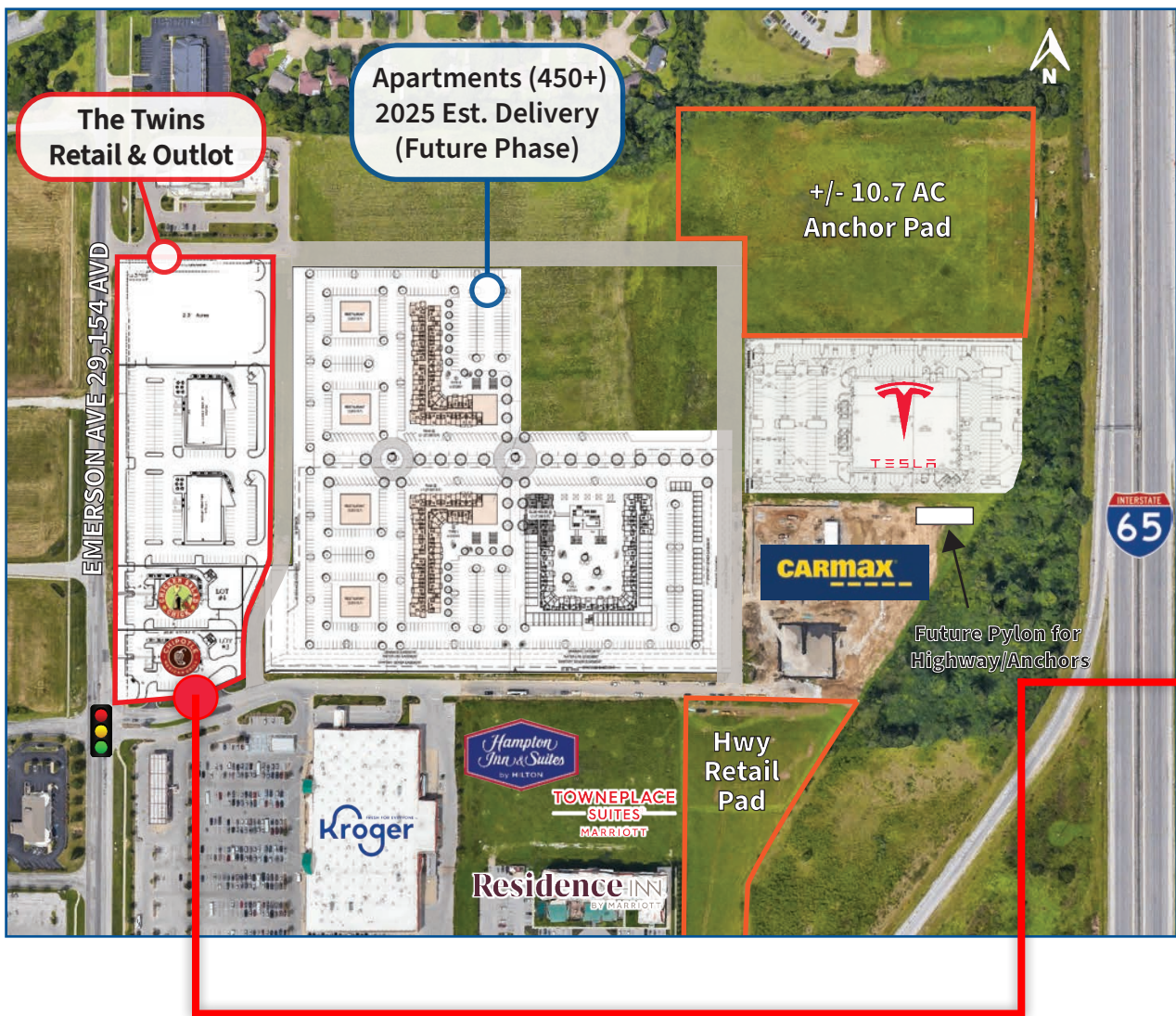
SITE PLAN
AERIAL



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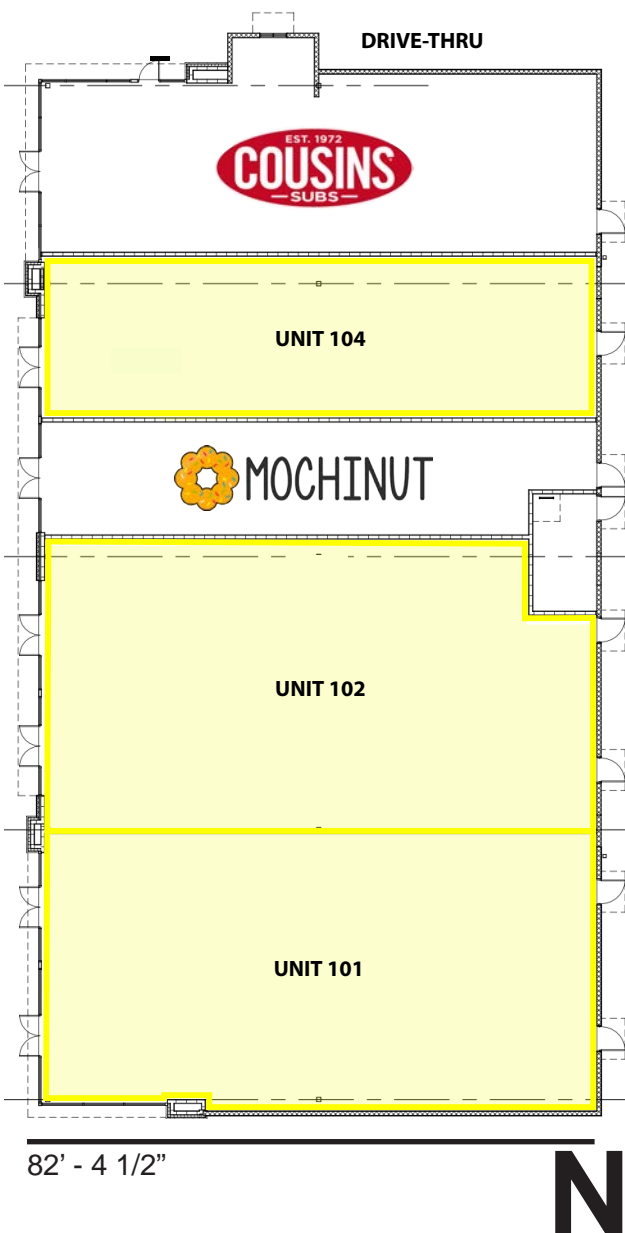
OVERALL SITE PLAN



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TWINS SHOPS SITE PLAN

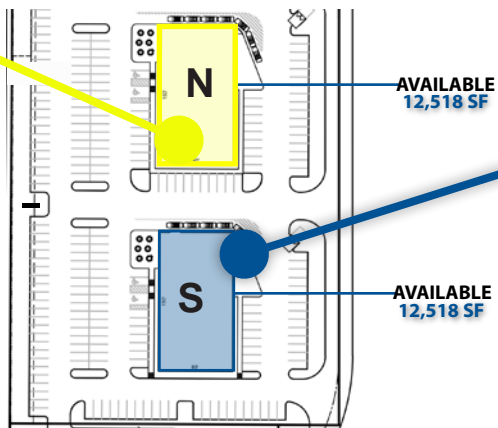
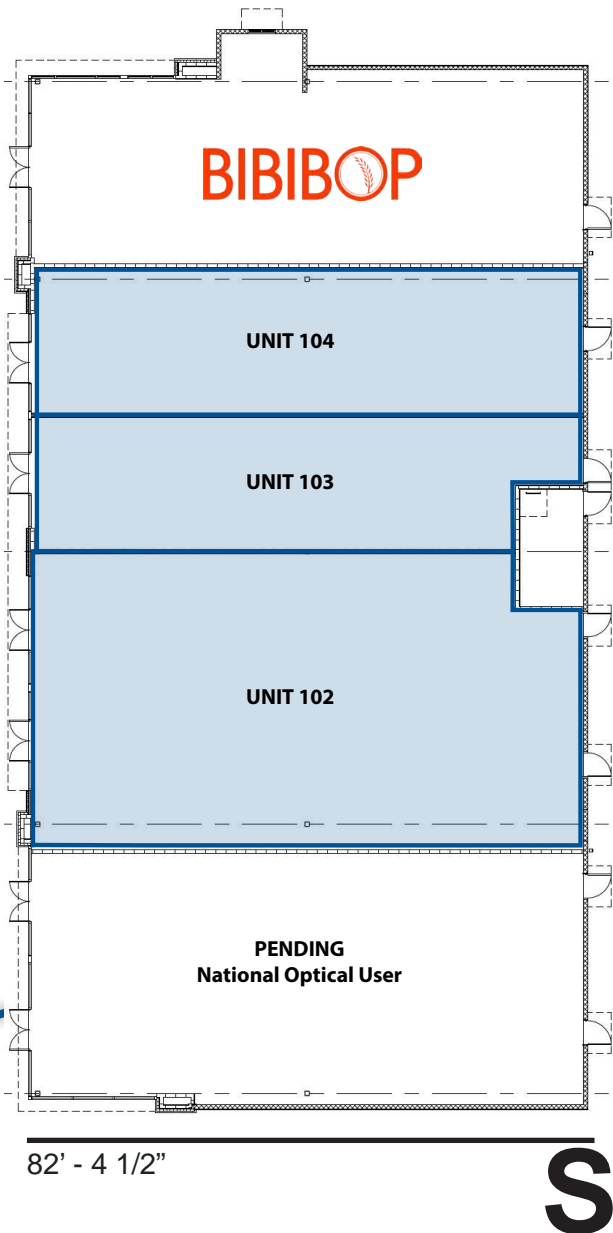


NORTH TWIN

UNIT	TENANT	SF
105	Cousins Subs	2,279
104	AVAILABLE	2,024
103	Mochinut	1,346
102	AVAILABLE	3,450
101	AVAILABLE	3,419
TOTAL GLA		12,518

SOUTH TWIN

UNIT	TENANT	SF
105	Bibibop	2,478
104	AVAILABLE	1,826
103	AVAILABLE	1,552
102	AVAILABLE	3,437
101	PENDING	3,101
TOTAL GLA		12,518



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Chipotle - Now Open



Chicken Salad Chick - Now Open



CarMax - Now Open



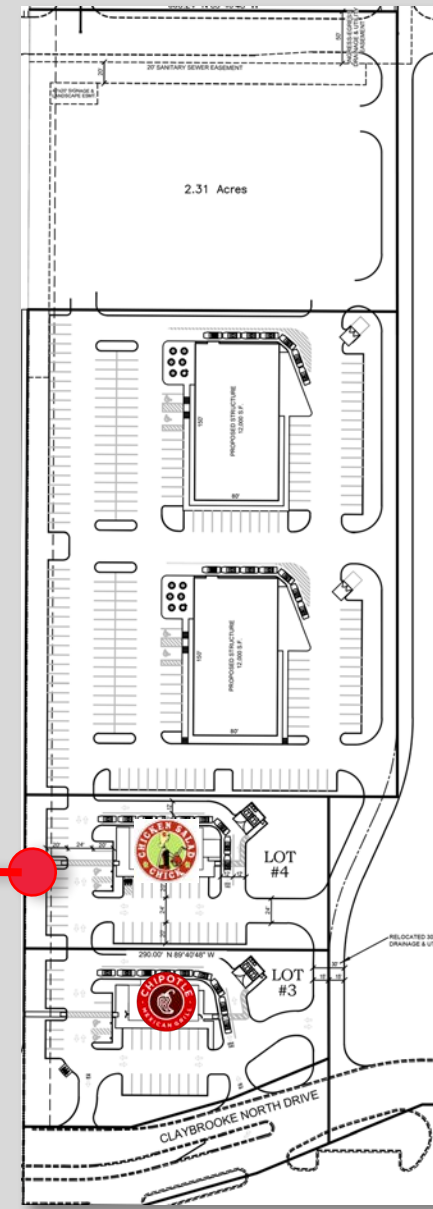
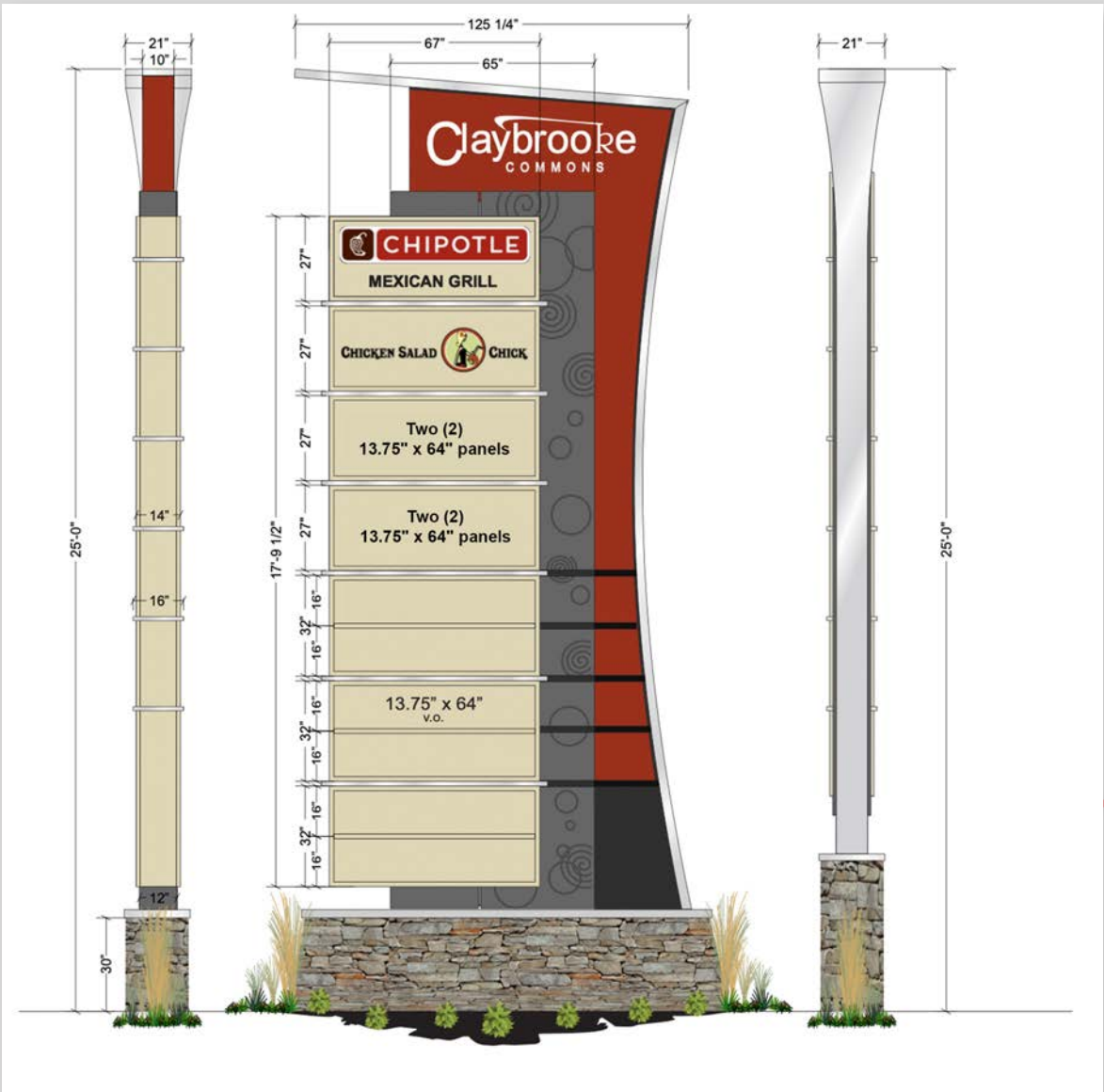
Tesla - Under Construction



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CLAYBROOKE COMMONS

PYLON
SIGN

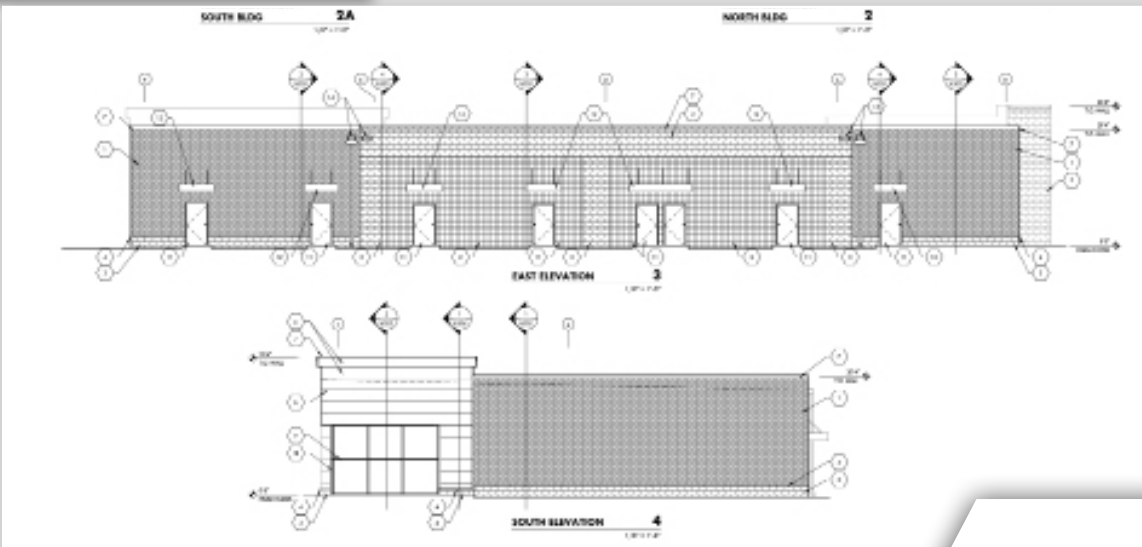
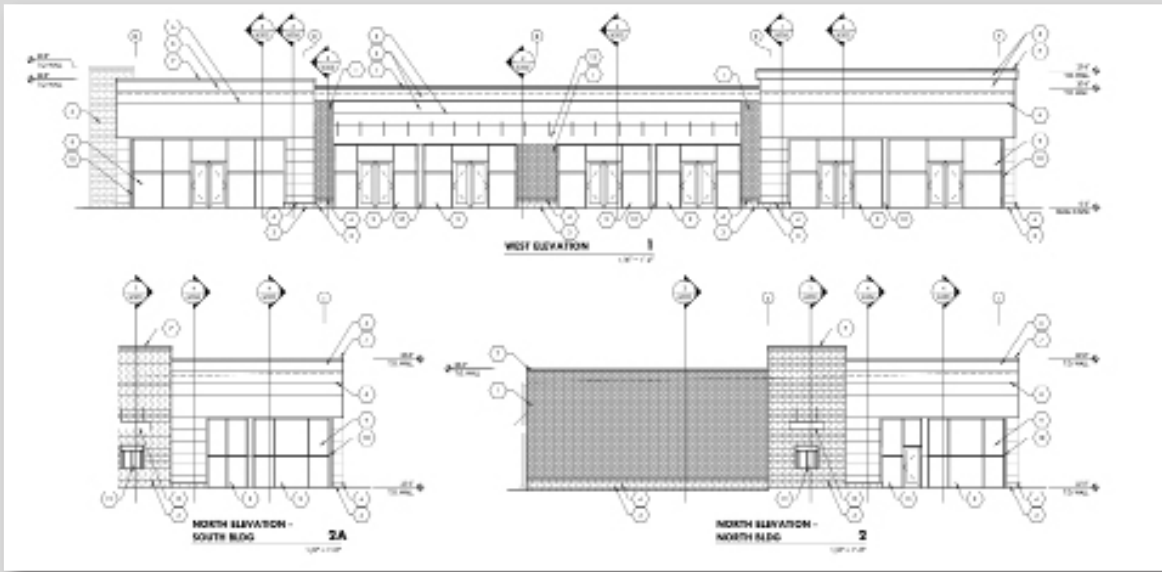


PYLON SIGNAGE AVAILABLE

MARKET AERIAL



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