

# CLAYBROOKE COMMONS

8651 Emerson Ave,  
Indianapolis, IN 46237

**UNDER  
CONSTRUCTION**  
*Twins Small Shops  
& Outlots*

Outlot Available  
2.00 AC (Net)  
Ground Lease or BTS

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



Developed By:



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**VERITAS**  
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RETAIL SPACE & OUTLOT AVAILABLE | FOR LEASE

# CLAYBROOKE COMMONS

## PROPERTY OVERVIEW

### RETAIL SPACE AVAILABLE:

Two Twin Small Shops Buildings  
Flexible Suite Sizes




### OUTLOTS AVAILABLE:

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



### PROPERTY HIGHLIGHTS:

- Join Kroger Marketplace, Tesla, CarMax, Chipotle, Chicken Salad Chick, Bibibop, Cousins Subs & more
- Anchor Pad with Hwy Visibility (I-65): Ideal for Entertainment, Hotel, Multi-Family, Automotive & more
- Monument Pylon Signage Available
- Heavy Daytime population driven by Kroger Marketplace, Franciscan Health, Walmart Supercenter, Costco, Floor & Decor and more
- Over 63,000+ VPD at high volume intersection of Emerson Ave & County Line Rd



DEMOGRAPHICS	 1 MILE	 3 MILE	 5 MILE
Population:	5,694	72,253	177,691
Total Employees:	10,229	35,886	63,426
Households:	3,690	47,300	98,799
Avg. HH Income:	\$91,900	\$96,169	\$104,298

### 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





# RETAIL SPACE & OUTLOT AVAILABLE | FOR LEASE

## CLAYBROOKE COMMONS

DEVELOPMENT  
PHOTOS

NOW OPEN: CHICKEN SALAD CHICK



TESLA  
UNDER CONSTRUCTION



CHIPOTLE  
NOW OPEN

CarMax  
NOW OPEN

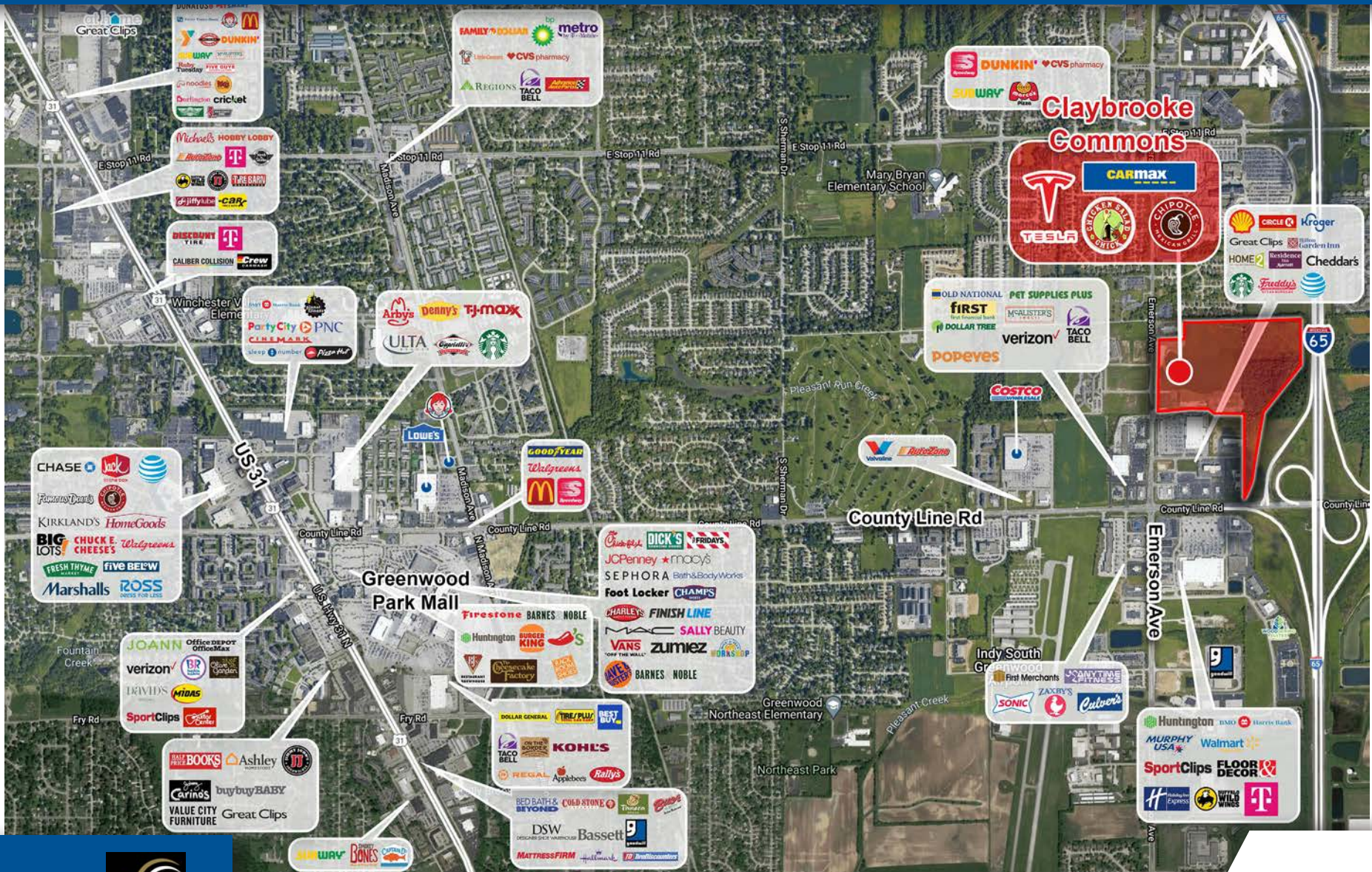




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MARKET  
AERIAL



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