

# CLAYBROOKE COMMONS

8651 Emerson Ave,  
Indianapolis, IN 46237

NOW LEASING  
Twins Small Shops &  
Outlots

24,000 SF of Available  
Retail Space

2.31 AC Outlot  
available for Lease or  
BTS



Developed By:



**CONTACT: Andrew Demaree**

E: [ADemaree@VeritasRealty.com](mailto:ADemaree@VeritasRealty.com)

T: 317-472-1800

**John Cunningham**

E: [Jcunningham@allencommercialgroup.com](mailto:Jcunningham@allencommercialgroup.com)

**VERITAS**  
REALTY



# RETAIL SPACE & OUTLOT AVAILABLE | FOR LEASE

## CLAYBROOKE COMMONS

### PROPERTY OVERVIEW

#### RETAIL SPACE AVAILABLE:

Two 12,000 SF Twin Small Shops  
Buildings: 1,650 SF - 12,000 SF Available




#### OUTLOTS AVAILABLE:

2.31 AC outlot available for Ground Lease or BTS along Emerson Ave.



#### PROPERTY HIGHLIGHTS:

- Join Carmax, Chipotle, Chicken Salad Chick & more at Claybrooke Commons
- Drive-Thru opportunities, Endcaps, and Pad Sites with Emerson Ave Frontage
- Anchor Pads with Hwy Visibility (I-65): Ideal for Entertainment, Hotel, Multi-Family, Automotive & more
- Interstate & Monument Pylon Signage Available
- Heavy Daytime population driven by Kroger Marketplace, Franciscan Health, Walmart Supercenter, Costco, and more
- Over 60,000+ VPD at high volume intersection of Emerson Ave & County Line Rd



DEMOGRAPHICS			
	1 MILE	3 MILE	5 MILE
Population:	4,402	70,221	179,235
Total Employees:	10,229	35,886	63,426
Households:	1,835	28,801	70,308
Avg. HH Income:	\$98,719	\$74,803	\$79,619

#### CLAYBROOKE COMMONS:

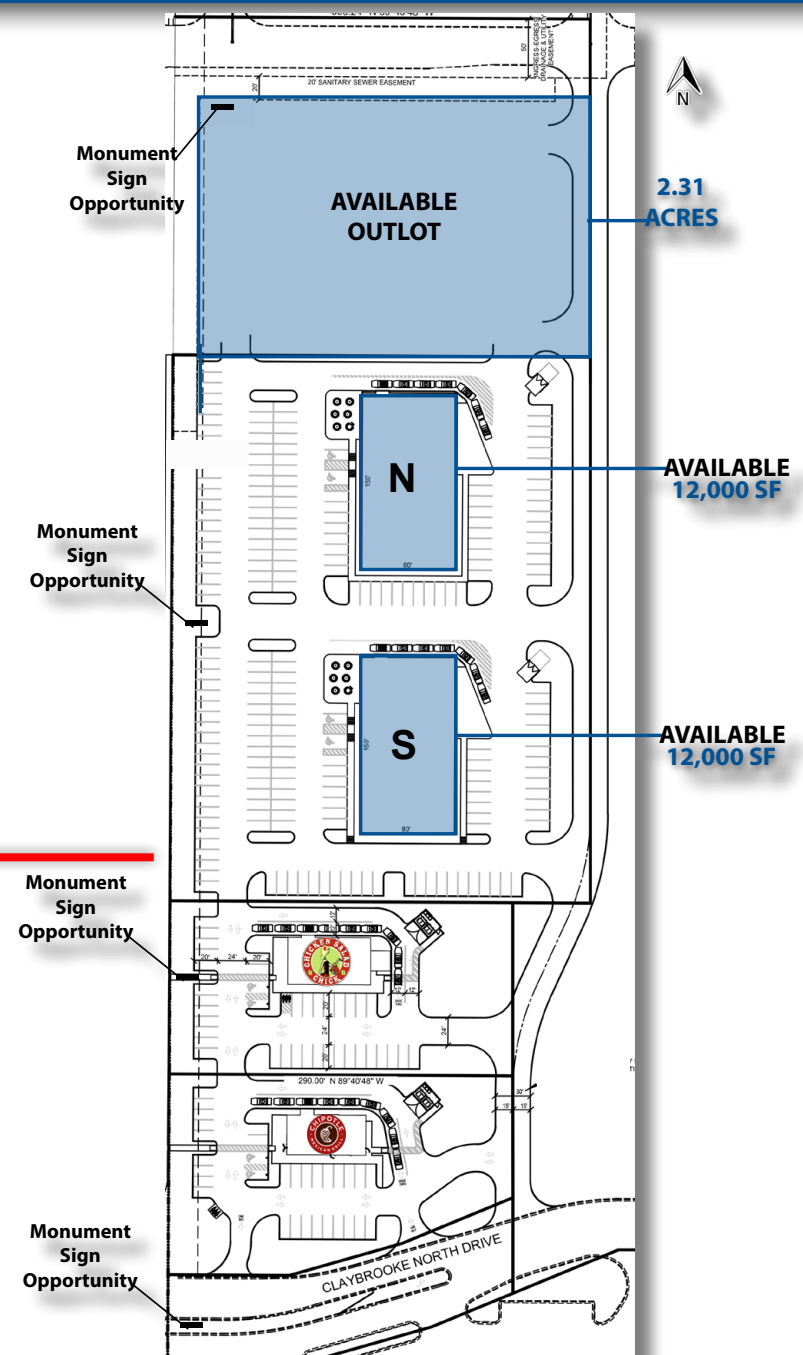
-  Master Planned development including Retail, Mixed-use Apartments and Outlots
-  \$1.88 B: consumer retail expenditure within 5-mile radius



# RETAIL SPACE & OUTLOT AVAILABLE | FOR LEASE

## CLAYBROOKE COMMONS

### OVERALL SITE PLAN



RETAIL SPACE & OUTLOT AVAILABLE | FOR LEASE  
**CLAYBROOKE COMMONS**

RENDERINGS

RENDERING - NW DRIVE-THRU



RENDERING - SW ENDCAP



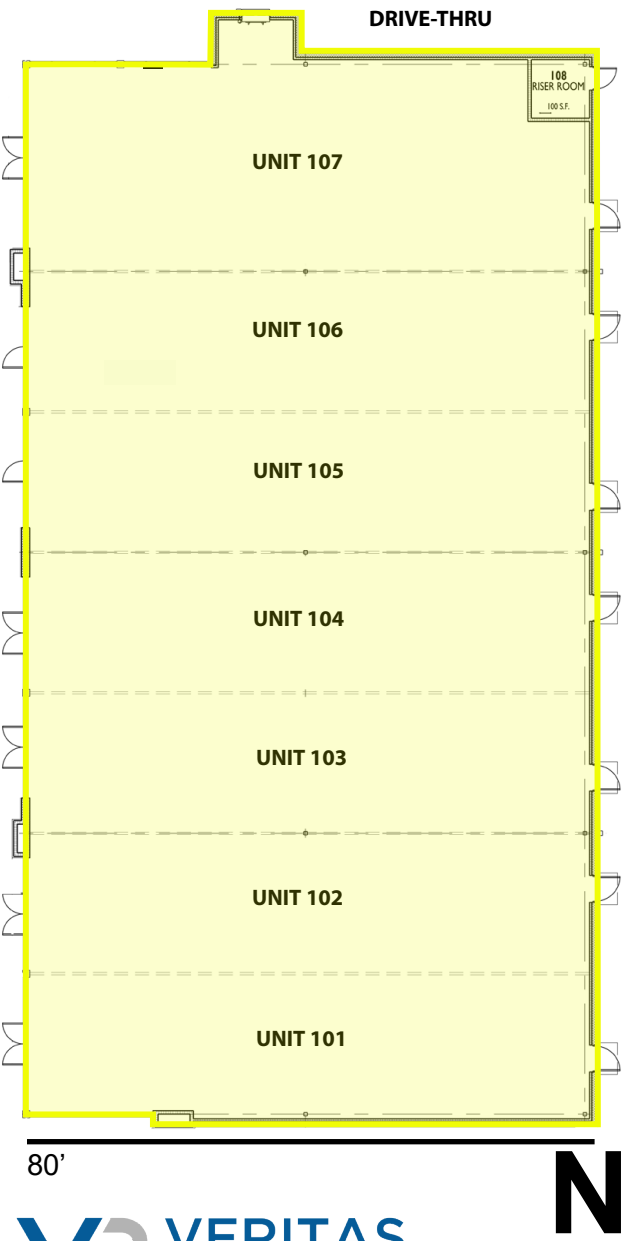
FACADE RENDERING - ENTRIES



# RETAIL SPACE & OUTLOT AVAILABLE | FOR LEASE

## CLAYBROOKE COMMONS

### TWINS SHOPS SITE PLAN

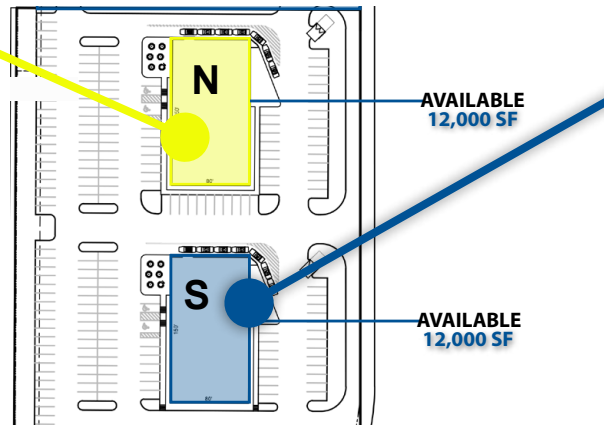
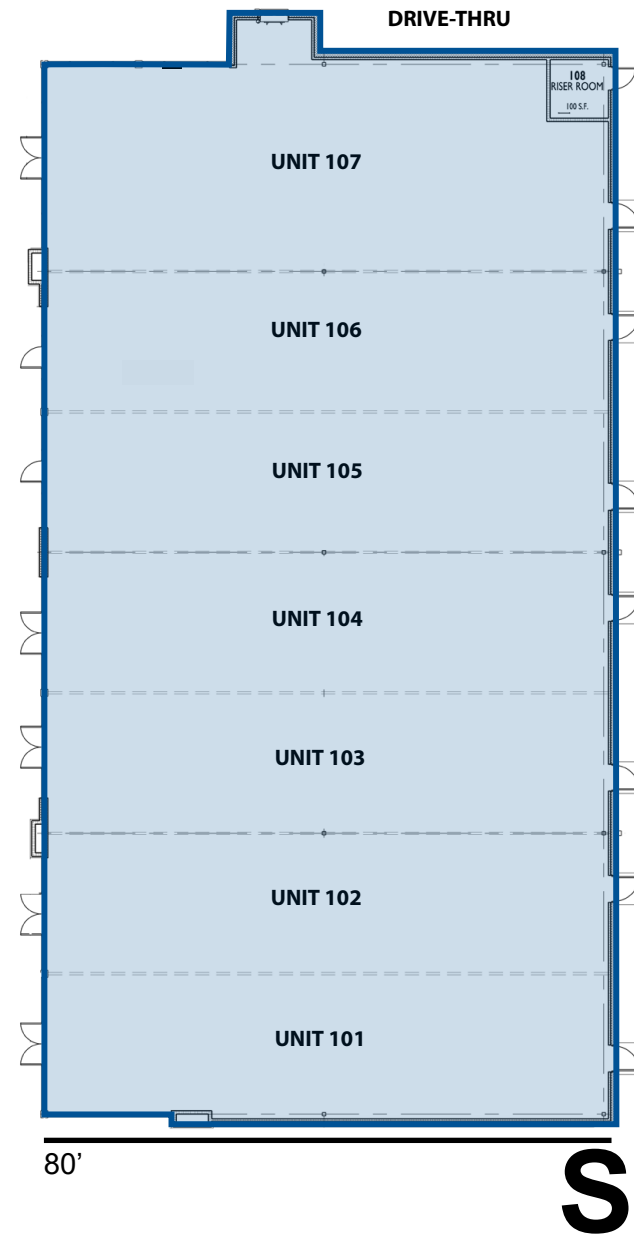


BUILDING N

UNIT	TENANT	SF
107	AVAILABLE	2,520
106	AVAILABLE	1,653
105	AVAILABLE	1,650
104	AVAILABLE	1,650
103	AVAILABLE	1,652
102	AVAILABLE	1,652
101	AVAILABLE	1,774

BUILDING S

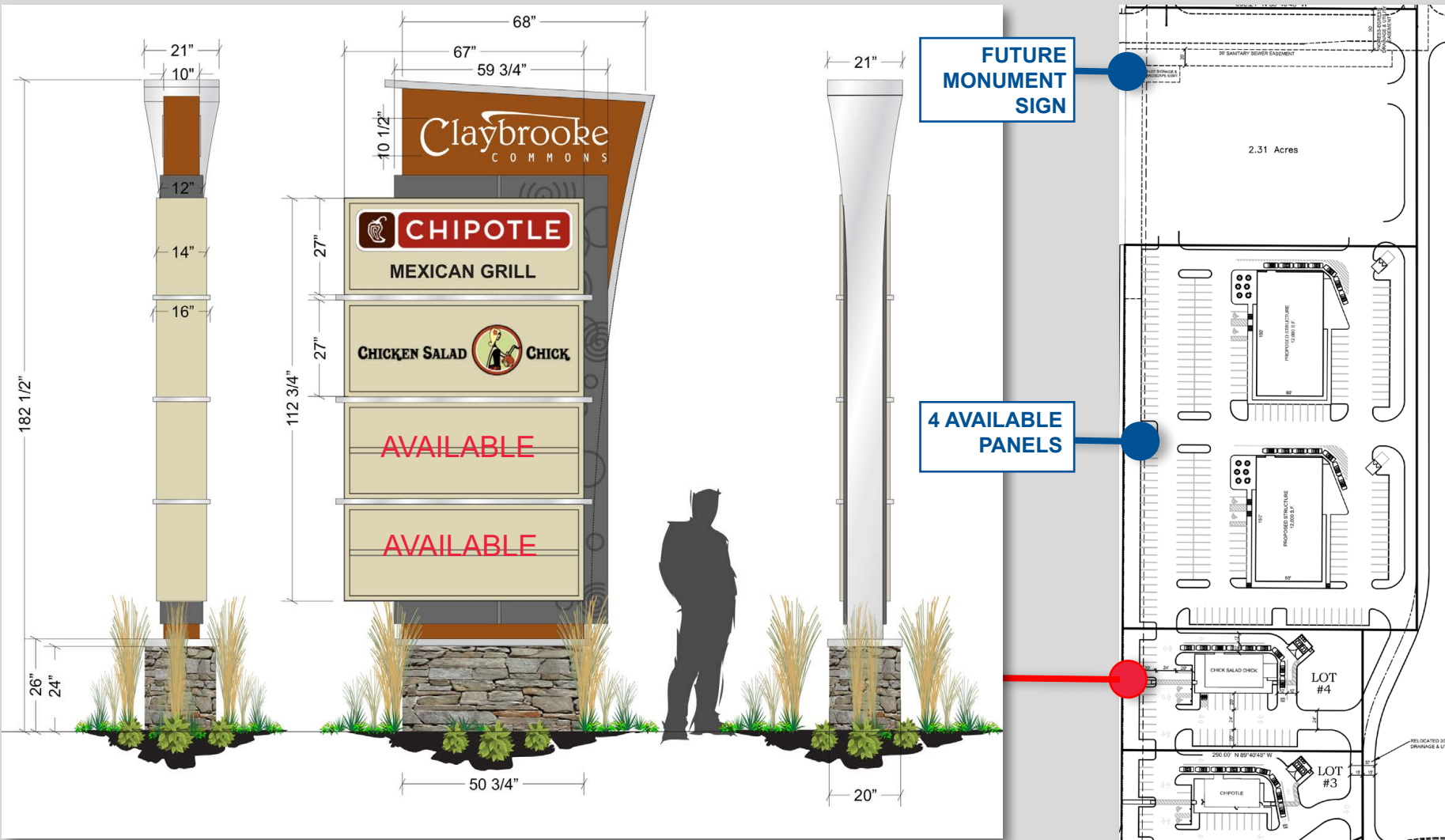
UNIT	TENANT	SF
107	AVAILABLE	2,520
106	AVAILABLE	1,653
105	AVAILABLE	1,650
104	AVAILABLE	1,650
103	AVAILABLE	1,652
102	AVAILABLE	1,652
101	AVAILABLE	1,774



# RETAIL SPACE & OUTLOT AVAILABLE | FOR LEASE

## CLAYBROOKE COMMONS

### PYLON SIGN



**PYLON SIGNAGE AVAILABLE**  
 Four (4) Monument Signs Approved on Emerson Ave  
 One (1) Pylon Approved on I-65

**FUTURE MONUMENT SIGN**

**4 AVAILABLE PANELS**

**KROGER  
 CARMAX  
 FUTURE HWY ANCHORS  
 FUTURE APARTMENTS**



# RETAIL SPACE & OUTLOT AVAILABLE | FOR LEASE

## CLAYBROOKE COMMONS

MARKET  
AERIAL



Developed By:

**CONTACT:** Andrew Demaree John Cunningham  
 E: ADemaree@VeritasRealty.com E: Jcunningham@allencommercialgroup.com  
 T: 317-472-1800

**VERITAS**  
REALTY

Information within this brochure has been obtained from sources believed reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Prospective tenant and tenant representatives must verify the information and bears all risk for any inaccuracies as it relates to property and market information.