

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:



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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:

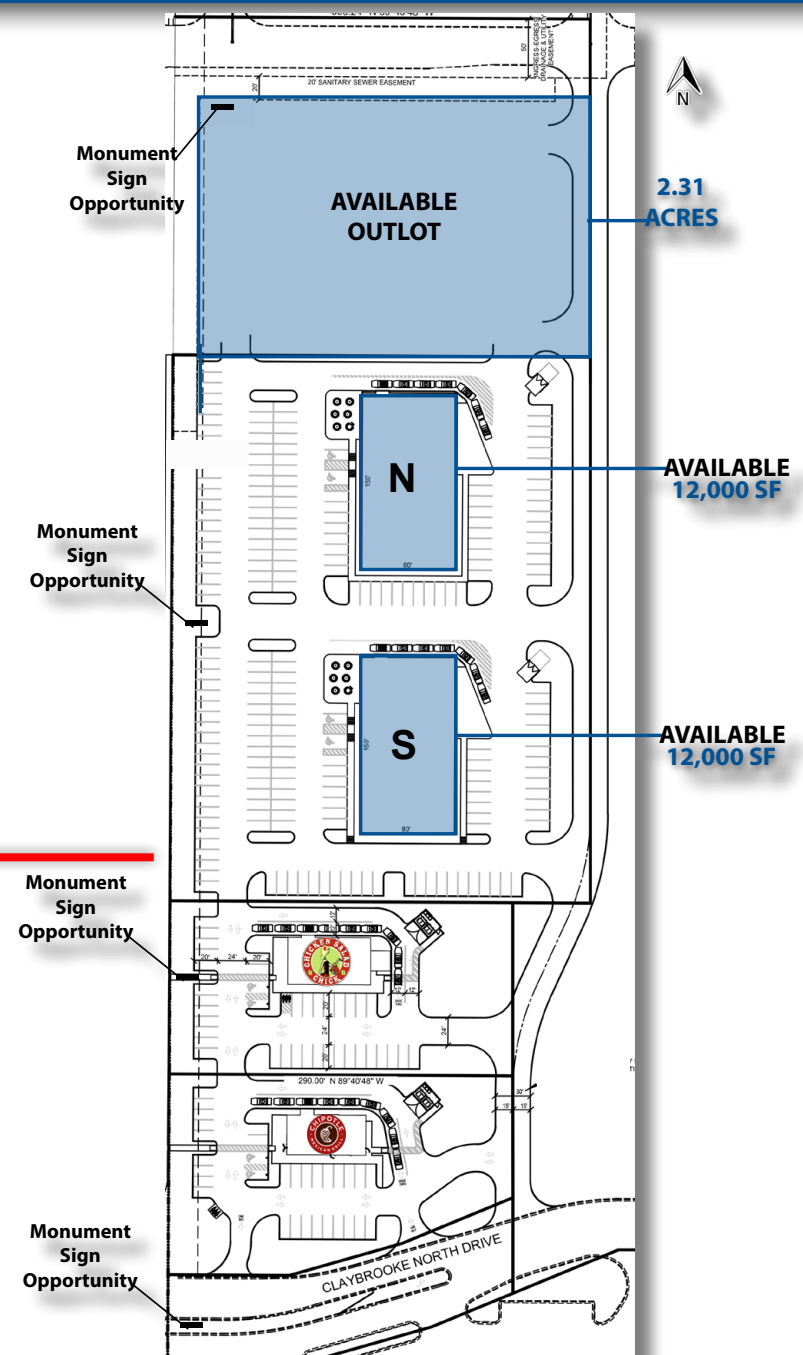
- Master Planned development including Retail, Mixed-use Apartments and Outlots
- \$1.88 B: consumer retail expenditure within 5-mile radius



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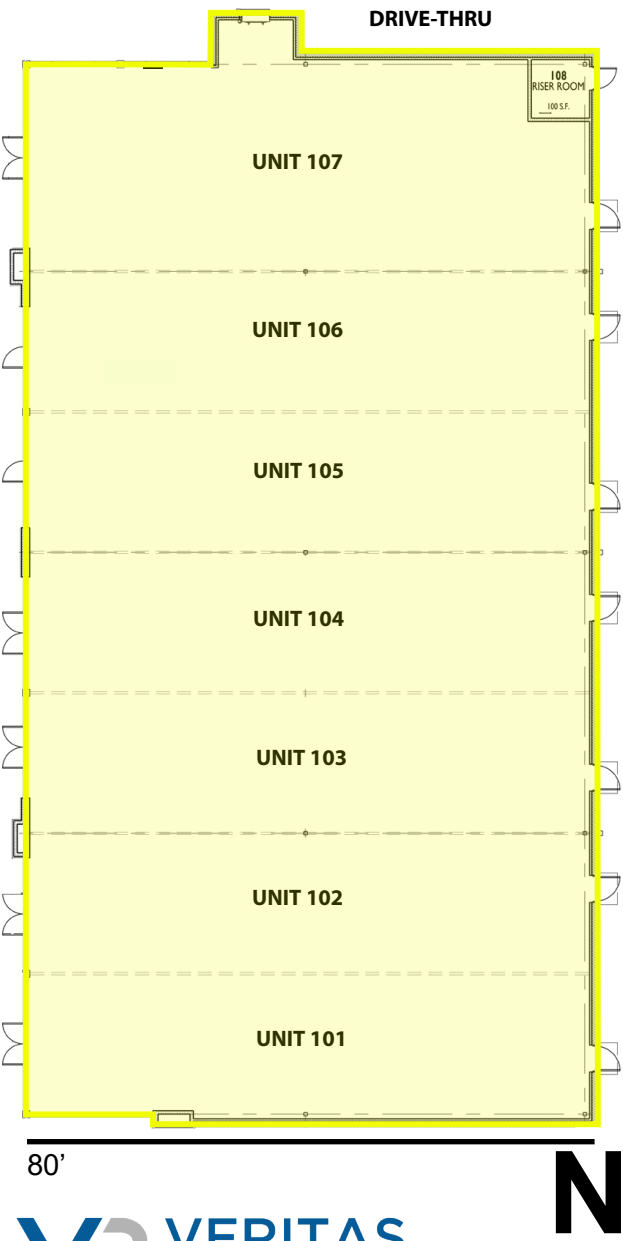
OVERALL SITE PLAN



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CLAYBROOKE COMMONS

TWINS SHOPS SITE PLAN

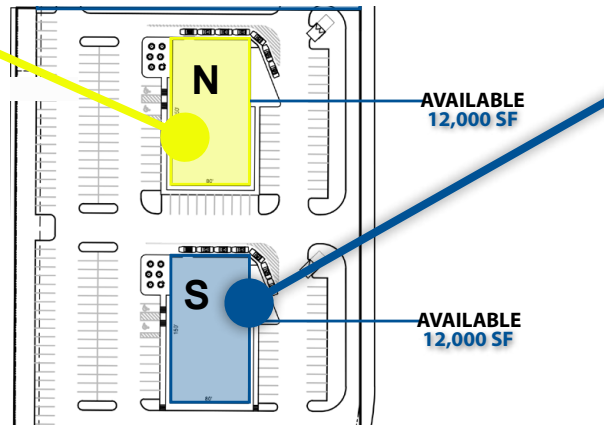
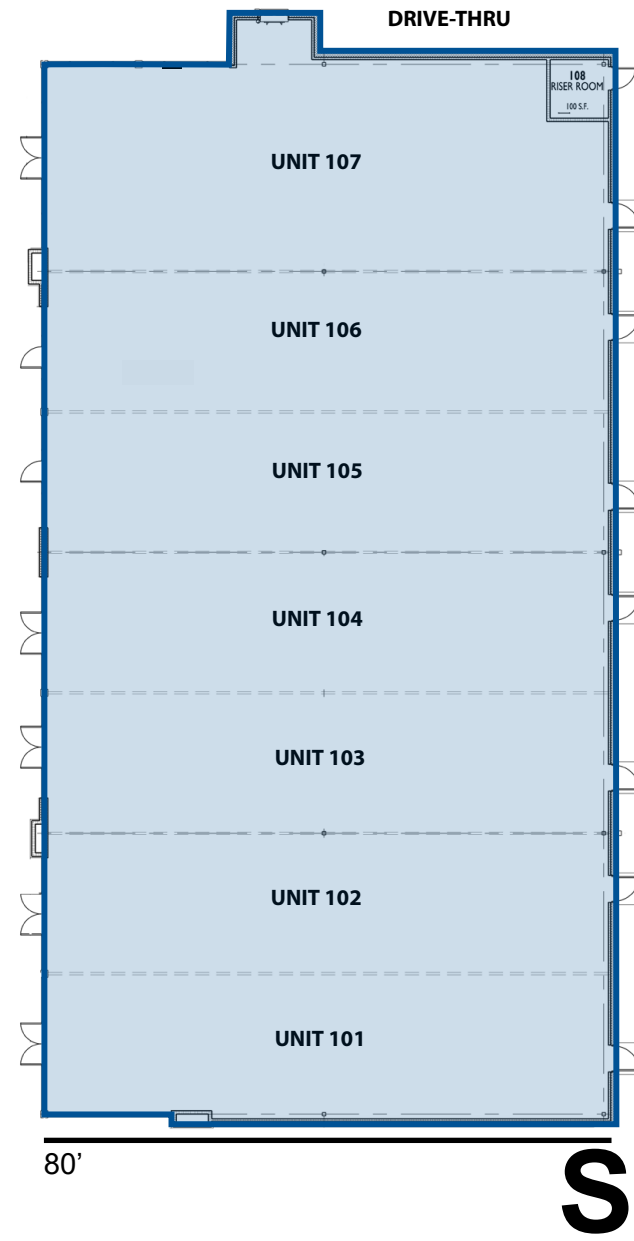


BUILDING N

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

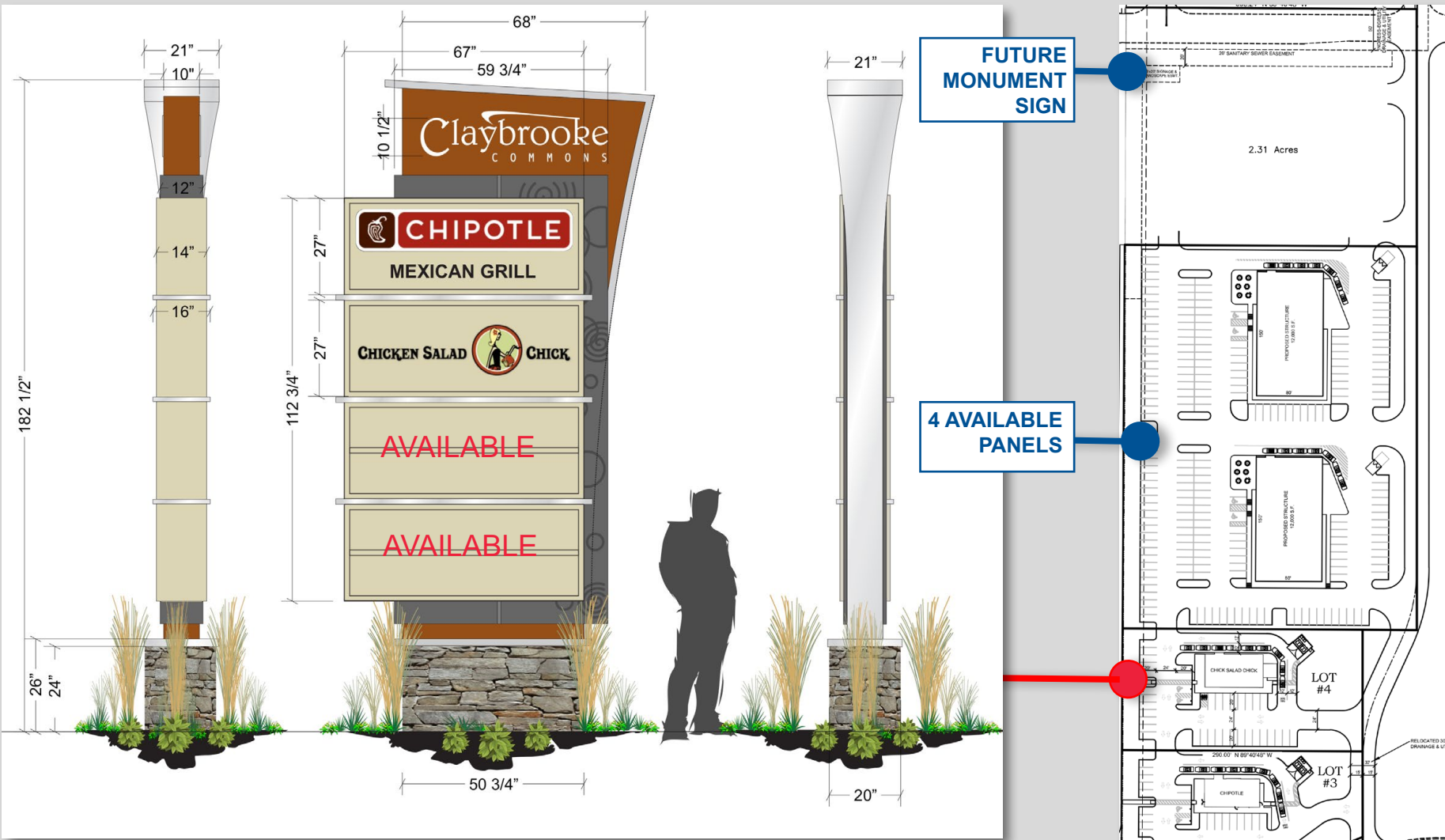
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PYLON SIGN



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

**KROGER
 CARMAX
 FUTURE HWY ANCHORS
 FUTURE APARTMENTS**

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CLAYBROOKE COMMONS

MARKET
AERIAL



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