

SEC of Emerson Ave & Wilson Dr Greenwood, IN

FOR SALE,  
GROUND LEASE  
OR BTS  
7 Acre lot  
Proposed Retail &  
Medical

2,200-18,000 SF  
Available



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**VERITAS**  
REALTY

**RETAIL SPACE & OUTLOTS AVAILABLE FOR SALE, GROUND LEASE OR BTS**

**OUTLOTS AVAILABLE:**

2,200 SF with Drive-thru - 5,000 SF Freestanding Building




**TOTAL AVAILABLE:**

7 Acre parcel, Two Outlots | Two 18,000 SF proposed buildings


**PROPERTY HIGHLIGHTS:**

- 7 Acre parcel at signalized intersection and zoned interstate commercial
- Drive-Thru opportunities and Pad Sites with Emerson Ave Frontage
- 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
- Opportunity for retail, medical, office or hotel
- Easy access to I-65 and 15-minute drive-time to downtown Indianapolis



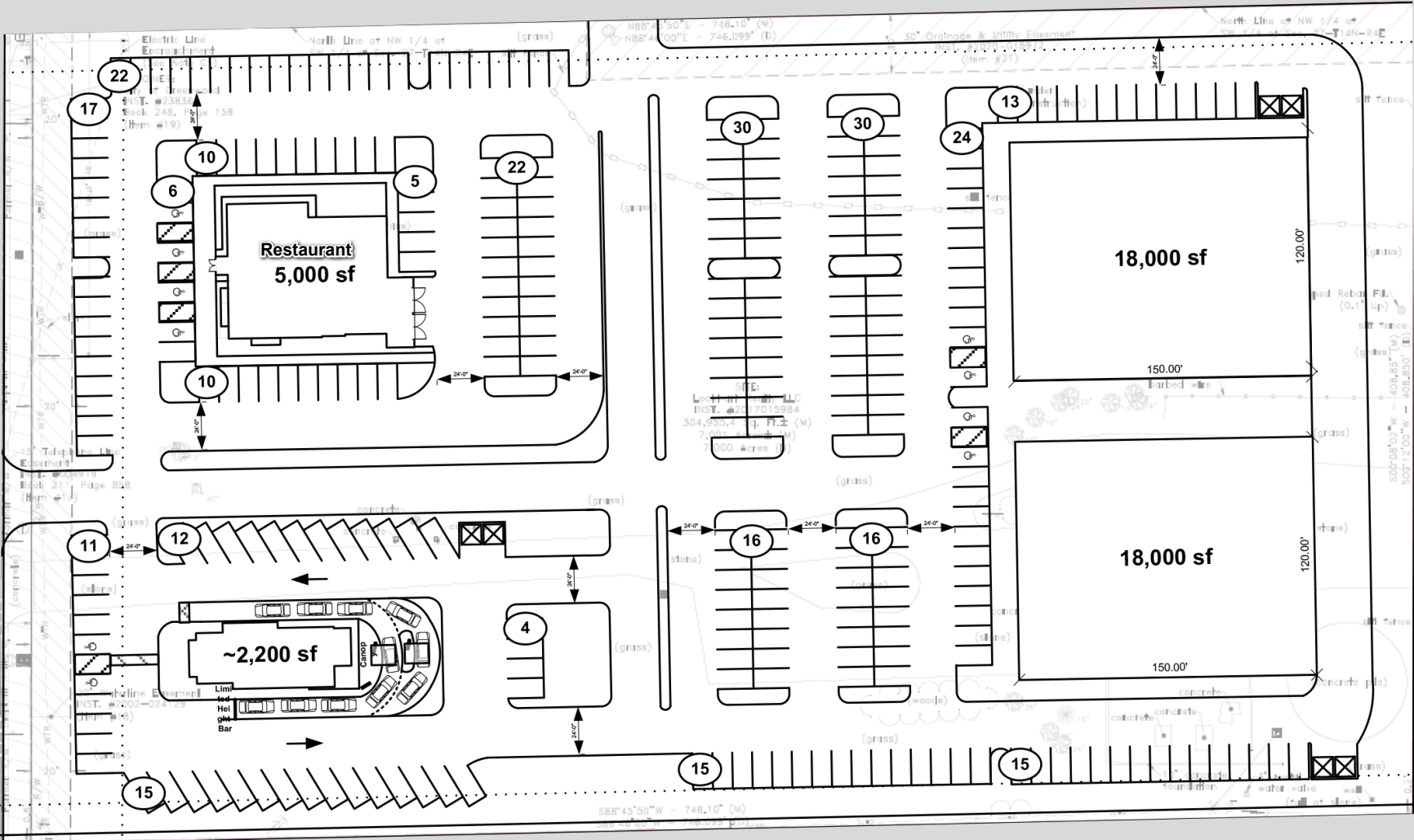
DEMOGRAPHICS			
	1 MILE	3 MILE	5 MILE
Population:	4,402	70,221	179,235
Total Employees:	10,229	35,886	63,426
Households:	1,835	28,801	70,308
Avg. HH Income:	\$98,719	\$74,803	\$79,619

**N EMERSON & WILSON:**

 Tract of land zoned interstate commercial ready for development

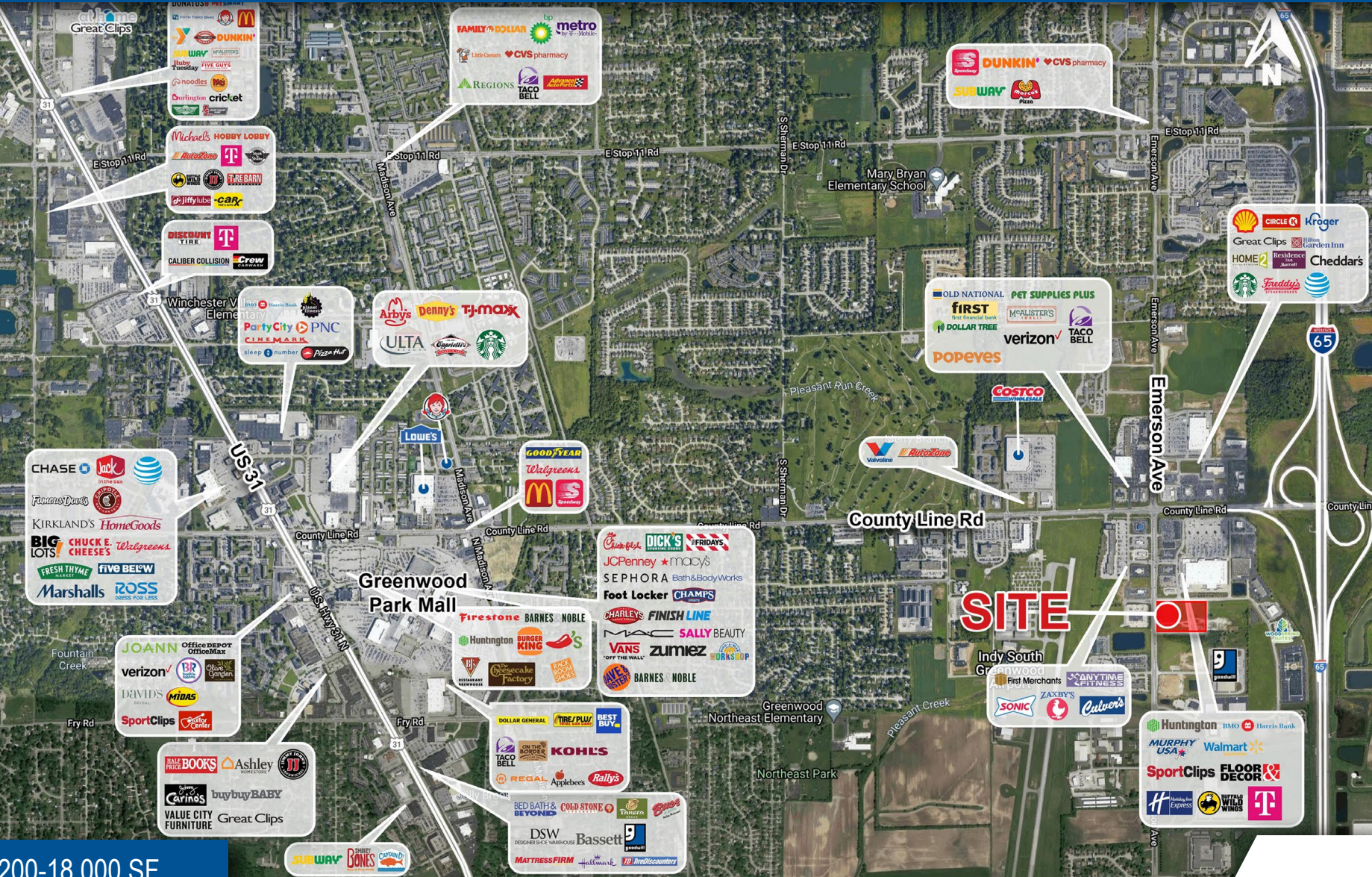
# RETAIL SPACE & OUTLOTS AVAILABLE FOR SALE, GROUND LEASE OR BTS

# OVERALL SITE PLAN



# RETAIL SPACE & OUTLOTS AVAILABLE FOR SALE, GROUND LEASE OR BTS

MARKET  
AERIAL



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