

EMERSON COMMONS I & II

1,600-5,528 SF AVAILABLE

FOR
LEASE



NEW OWNERSHIP
RENOVATIONS COMING

6815-6905 S. Emerson Ave., Indianapolis, IN 46237

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EMERSON COMMONS I & II

PROPERTY OVERVIEW

RETAIL SPACE AVAILABLE:

1,600 SF - 5,528 SF

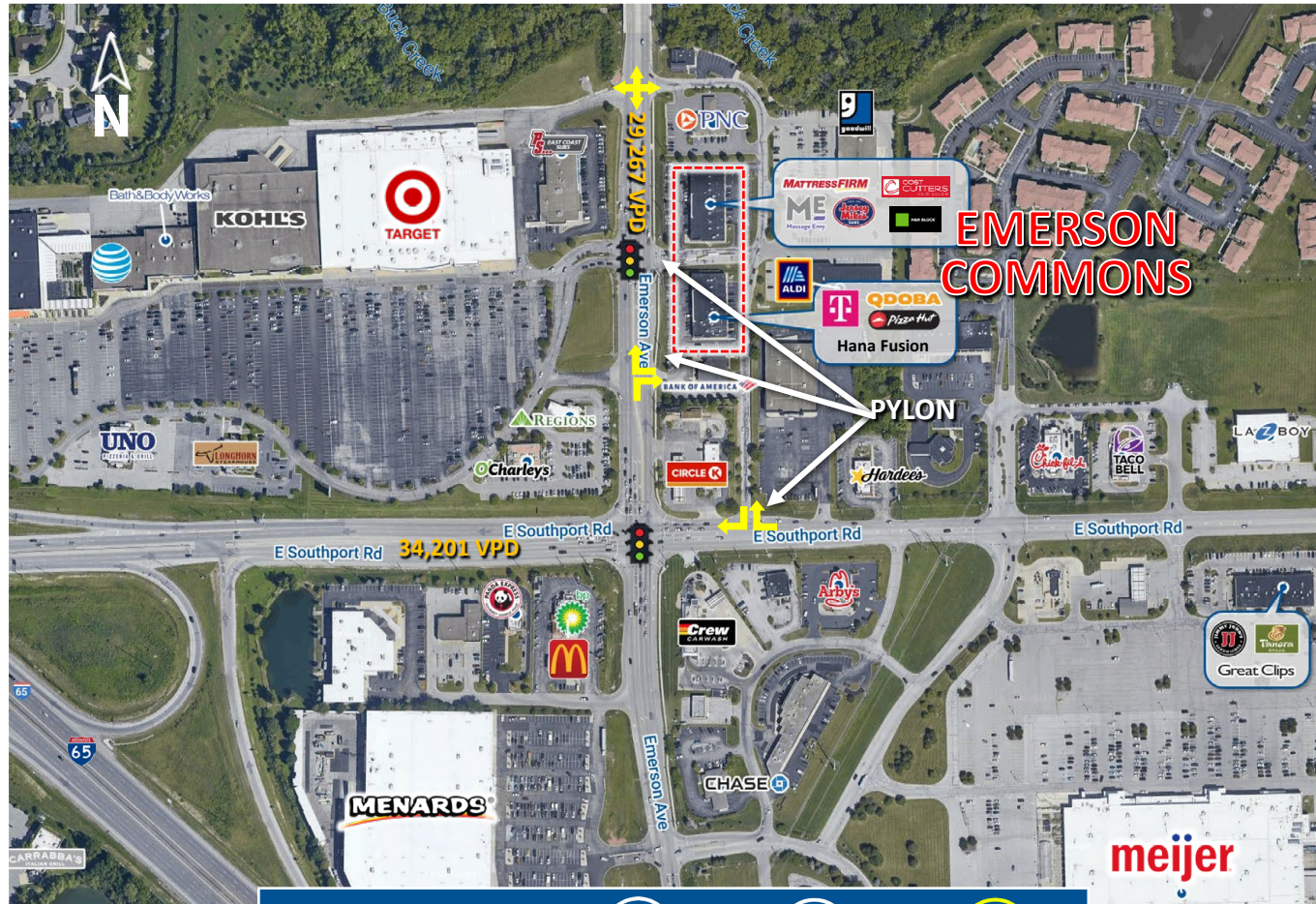
CENTER OVERVIEW:

New Ownership

Planned Exterior Renovations for 2022

PROPERTY HIGHLIGHTS:

- Join Qdoba, Mattress Firm, Massage Envy, T-Mobile, Pizza Hut and Jersey Mike's
- Located at the northeast corner of Emerson Ave & Southport Road, a combined 63,468 cars per day
- Highly visible center in dynamic trade area with limited supply of small shop space
- Adjacent to Target, Meijer, Menards and The Home Depot. Locations are the most visited locations within 15 miles and rank top 5 throughout Indiana
- Pylon Signage available along both Emerson Ave & Southport Road
- Positioned at the only stoplight serving Target, Kohl's, The Home Depot, Aldi, and more!
- Easily accessible center from four separate access points to Emerson Ave & Southport



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population:	7,277	84,207	200,167
Households:	3,121	33,181	78,846
Daytime Pop:	6,516	47,092	125,276
Avg. HH Income:	\$96,019	\$70,010	\$69,166

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SITE
PLAN



SUITE	TENANT	SF
H&I	Massage Envy	2,600
G	Cost Cutters	1,600
F	Jersey Mike's	2,200
E	H&R Block	1,600
D	AVAILABLE	2,000
C	Lovely Nails	1,200
A&B	Mattress Firm	3,200

SUITE	TENANT	SF
A	T-Mobile	1,950
B	Coming Available	1,610
C&D	AVAILABLE	2,318
E	Coming Available	1,600
F	Hana Fusion	1,600
G	Pizza Hut	1,600
H	Qdoba	2,200

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CENTER
PHOTOS

Existing Property - Emerson Commons I



Proposed Renovations

Existing Property - Emerson Commons II



Proposed Renovations

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