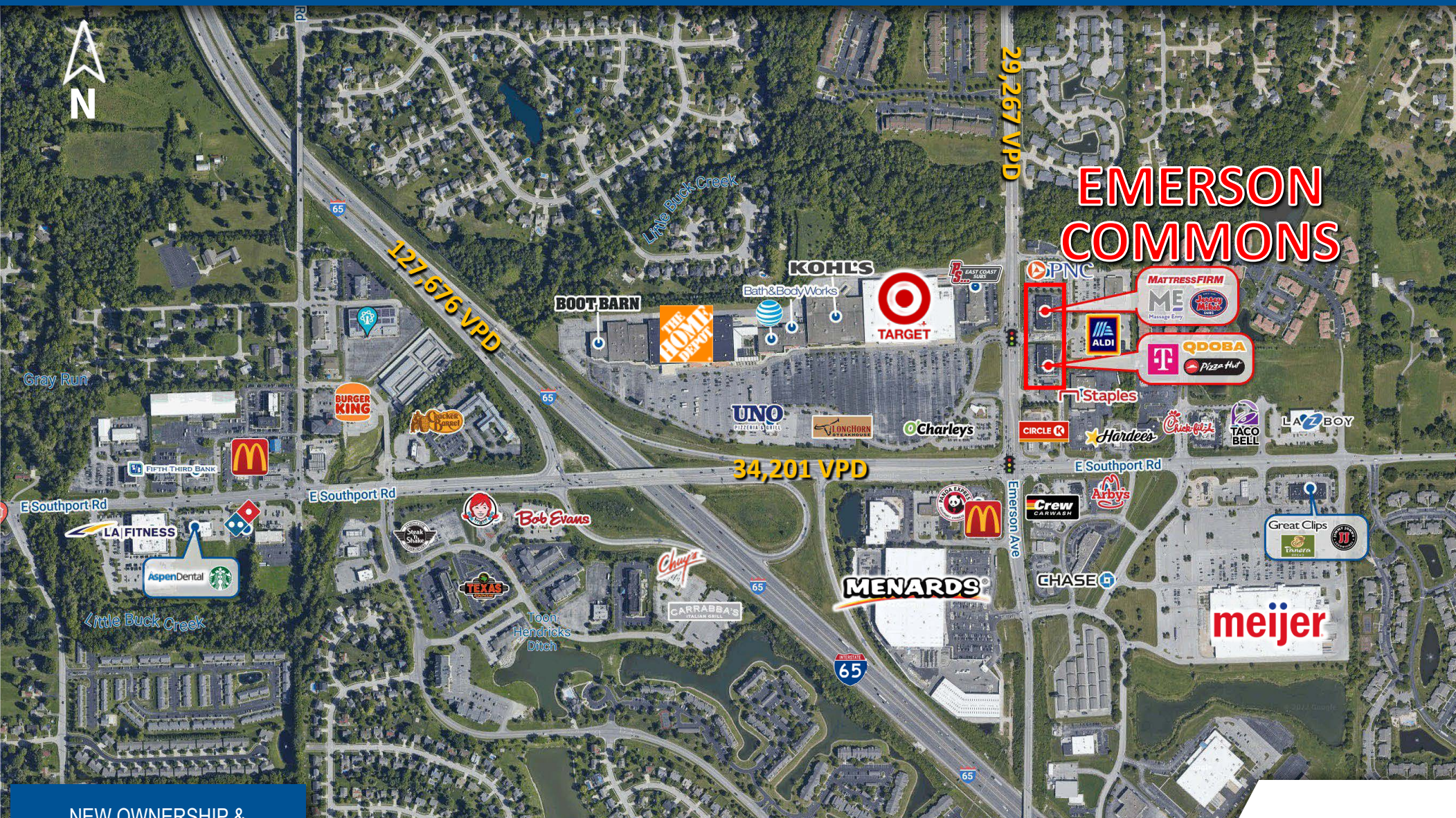


EMERSON COMMONS I & II

1,600-3,600 SF AVAILABLE

FOR
LEASE



NEW OWNERSHIP &
RENOVATIONS COMPLETE

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

CONTACT: **Seth Biggerstaff**
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RETAIL SPACE AVAILABLE | FOR LEASE

EMERSON COMMONS I & II

PROPERTY OVERVIEW

RETAIL SPACE AVAILABLE:

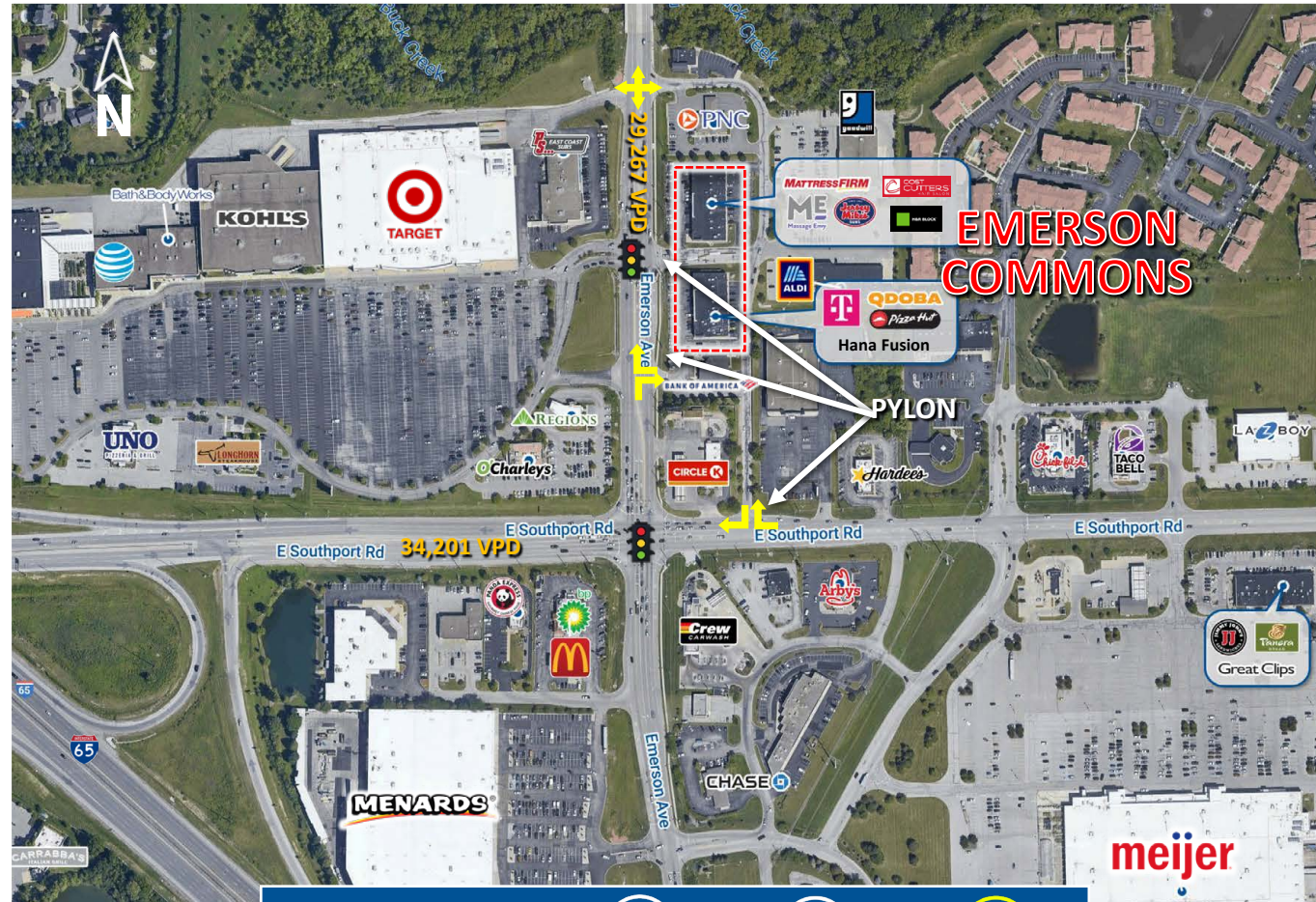
1,600 SF - 3,600 SF

CENTER OVERVIEW:

New Ownership
Newly completed exterior renovations
in 2023

PROPERTY HIGHLIGHTS:

- Join Qdoba, Mattress Firm, Massage Envy, T-Mobile, Pizza Hut, Jersey Mike's and America's Best Contacts and Eyeglasses
- 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



DEMOGRAPHICS



1 MILE



3 MILE



5 MILE

	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

RETAIL SPACE AVAILABLE | FOR LEASE

EMERSON COMMONS I & II

SITE
PLAN



Emerson Commons I

SUITE	TENANT	SF
H&I	Massage Envy	2,600
G	AVAILABLE	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

Emerson Commons II

SUITE	TENANT	SF
A	T-Mobile	1,950
B	Coming Available	1,610
C,D & E	America's Best	3,918
F	Hana Fusion	1,600
G	Pizza Hut	1,600
H	Qdoba	2,200

RETAIL SPACE AVAILABLE | FOR LEASE

EMERSON COMMONS I & II

CENTER
PHOTOS

Emerson Commons I



Emerson Commons II



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.

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