

# EMERSON COMMONS I & II

1,600-3,600 SF AVAILABLE

FOR  
LEASE



NEW OWNERSHIP &  
RENOVATIONS COMPLETE

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

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## EMERSON COMMONS I & II

### PROPERTY OVERVIEW

#### RETAIL SPACE AVAILABLE:

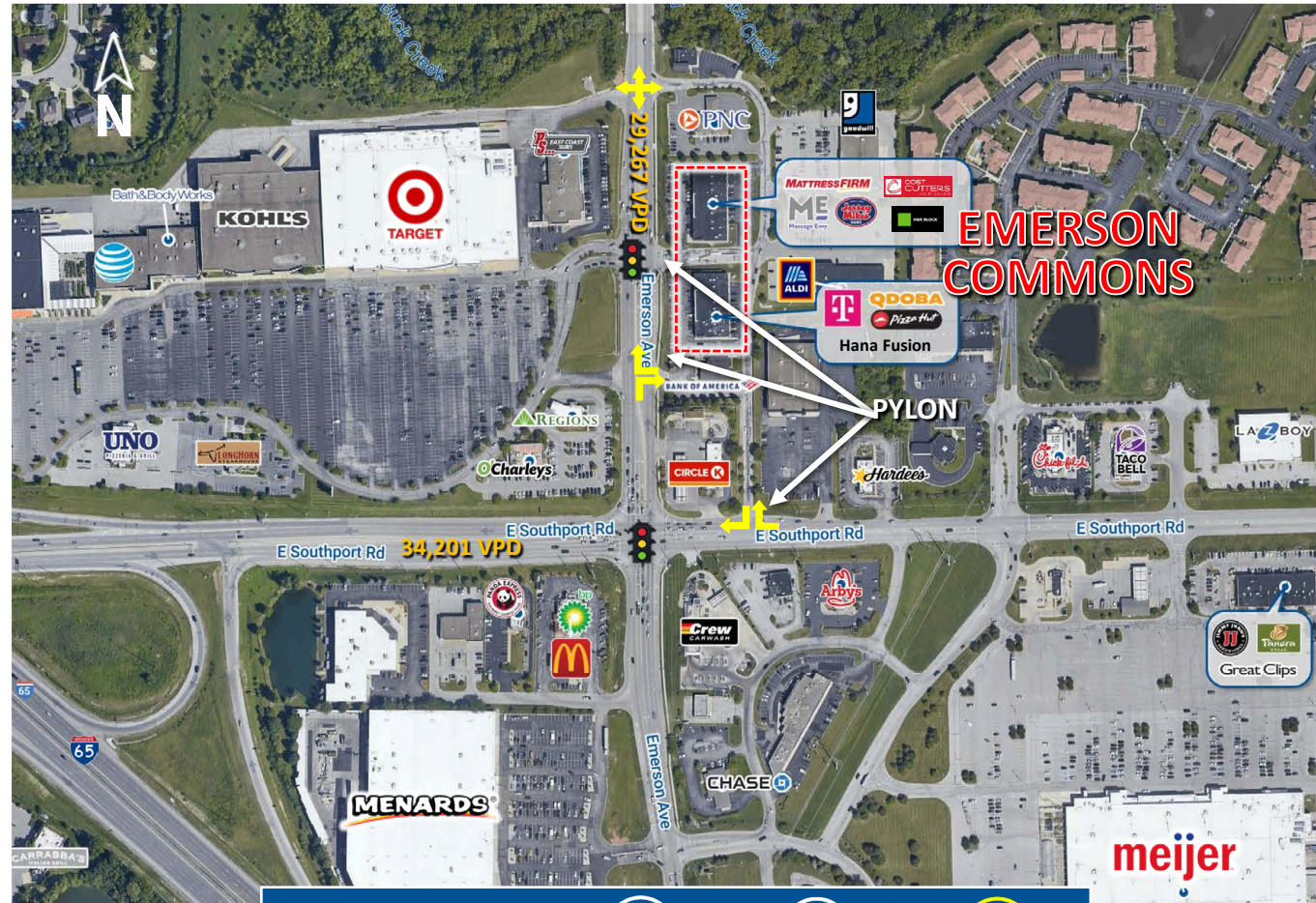
1,600 SF - 3,600 SF




#### 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
	Population:	7,277	84,207
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
<b>G</b>	<b>AVAILABLE</b>	<b>1,600</b>
F	Jersey Mike's	2,200
E	H&R Block	1,600
<b>D</b>	<b>AVAILABLE</b>	<b>2,000</b>
C	Lovely Nails	1,200
A&B	Mattress Firm	3,200

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



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## EMERSON COMMONS I & II

CENTER  
PHOTOS

### Emerson Commons I



### Emerson Commons II



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