

EMERSON COMMONS I & II

1,600 SF Salon Available

FOR
LEASE



NEW OWNERSHIP &
RENOVATIONS COMPLETE

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

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PROPERTY OVERVIEW

RETAIL SPACE AVAILABLE:

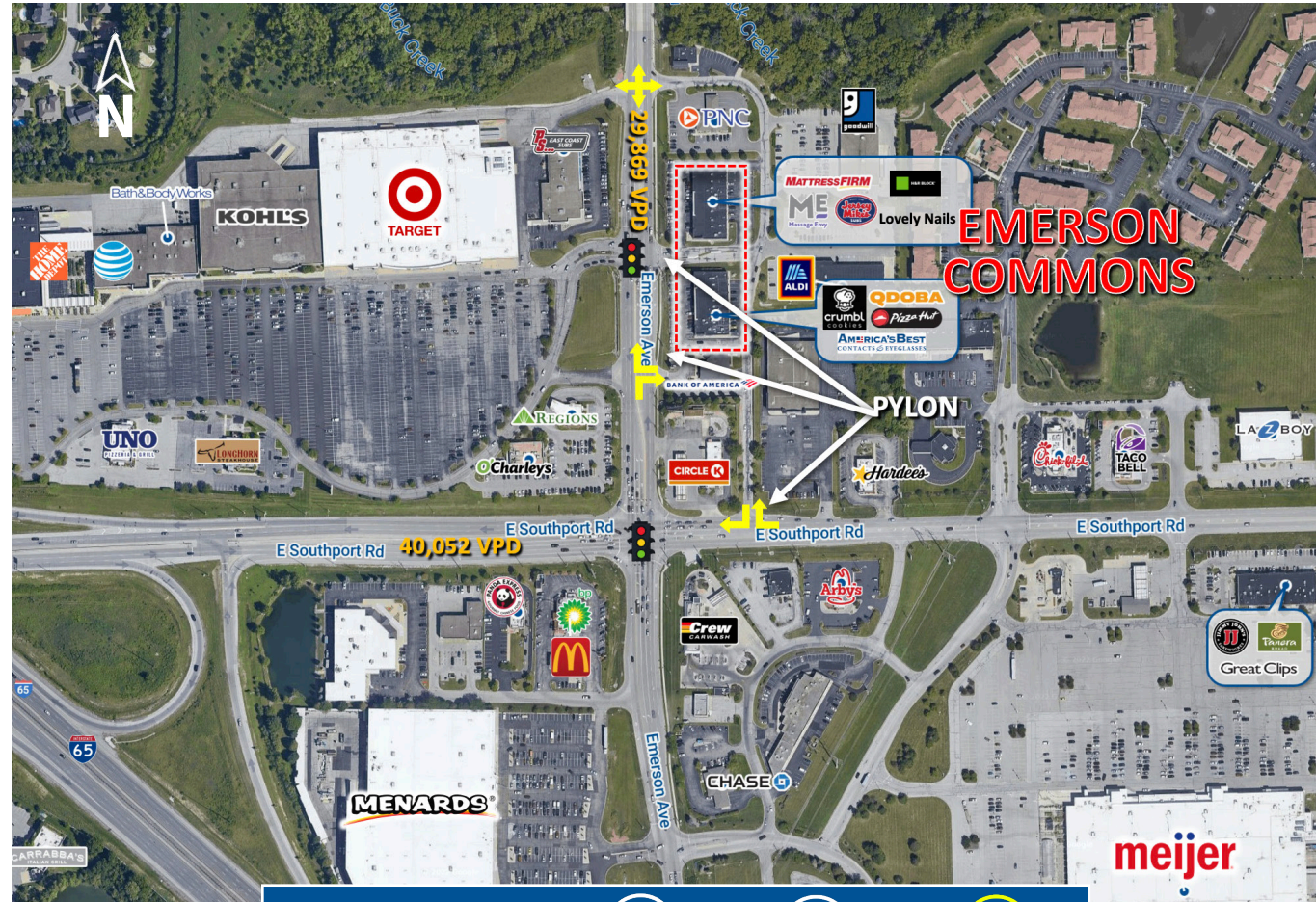
1,600 SF former salon currently available

CENTER OVERVIEW:

New Ownership
Newly completed exterior renovations in 2023

PROPERTY HIGHLIGHTS:

- Positioned at the only stoplight serving Target, Kohl's, The Home Depot, Aldi and more
- Join **crumbl cookies**, **AMERICA'S BEST CONTACTS & EYEGLASSES**, 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
- Easily accessible center from four separate access points to Emerson Ave & Southport Road



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

RETAIL SPACE AVAILABLE | FOR LEASE

EMERSON COMMONS I & II

SITE
PLAN



Emerson Commons I

SUITE	TENANT	SF
H&I	Massage Envy	2,600
G	Former Salon Available	1,600
F	Jersey Mike's	2,200
E	H&R Block	1,600
D	24/7 Dental	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	Crumbl Cookies	1,610
C,D & E	America's Best	3,918
F	Izumi Sushi & Ramen	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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