

FOR LEASE

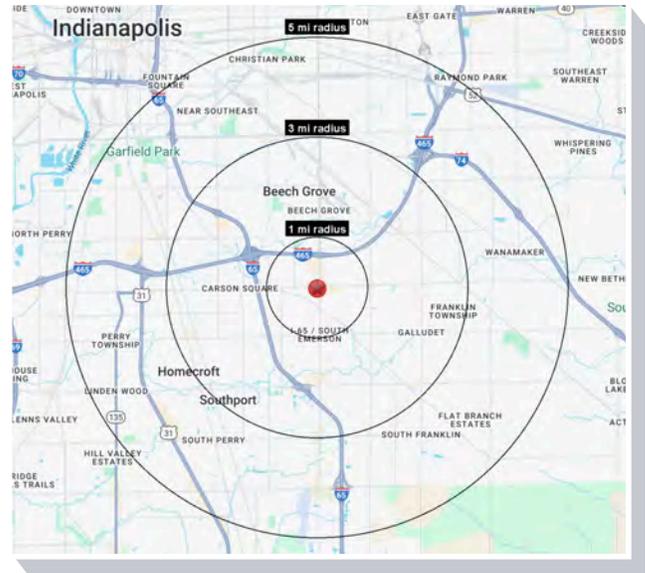


Former Walgreens

5095 E. THOMPSON ROAD ■ INDIANAPOLIS, IN 46237

PROPERTY HIGHLIGHTS

- 13,335 SF for lease (Available October 2025)
- 1.592 AC (Zoned C-4)
- 57 parking spaces, plus drive-thru in place
- Located at high traffic intersection of Emerson Ave (41,335 vpd) and Thompson Rd (26,731 vpd)
- Dense trade area surrounded by rooftops
- Pylon sign available

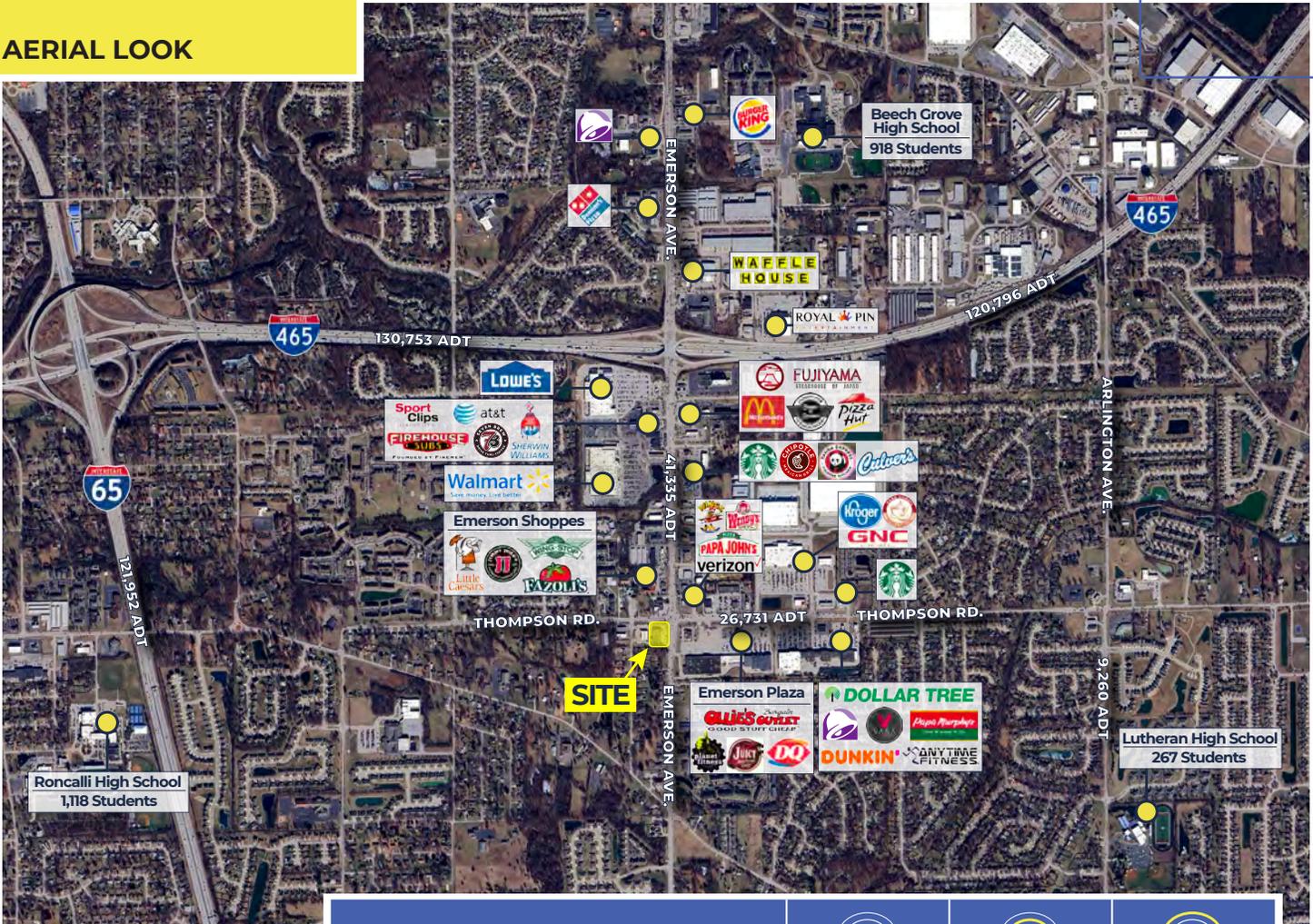




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AERIAL LOOK



DEMOGRAPHICS SNAPSHOT – (2025)	1 MILE	3 MILE	5 MILE
POPULATION	10,844	77,473	203,871
DAYTIME POPULATION	8,952	45,415	118,845
HOUSEHOLDS	4,523	29,804	79,214
MEDIAN HOUSEHOLD INCOME	\$57,543	\$73,088	\$70,525
AVG. HOUSEHOLD INCOME	\$75,879	\$95,088	\$89,516

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LOW AERIAL VIEW



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PROPERTY VIEWS



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