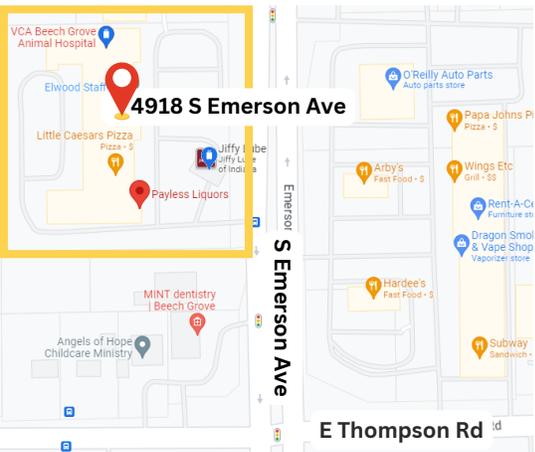


1,400 SQ FT



ABOUT THE PROPERTY

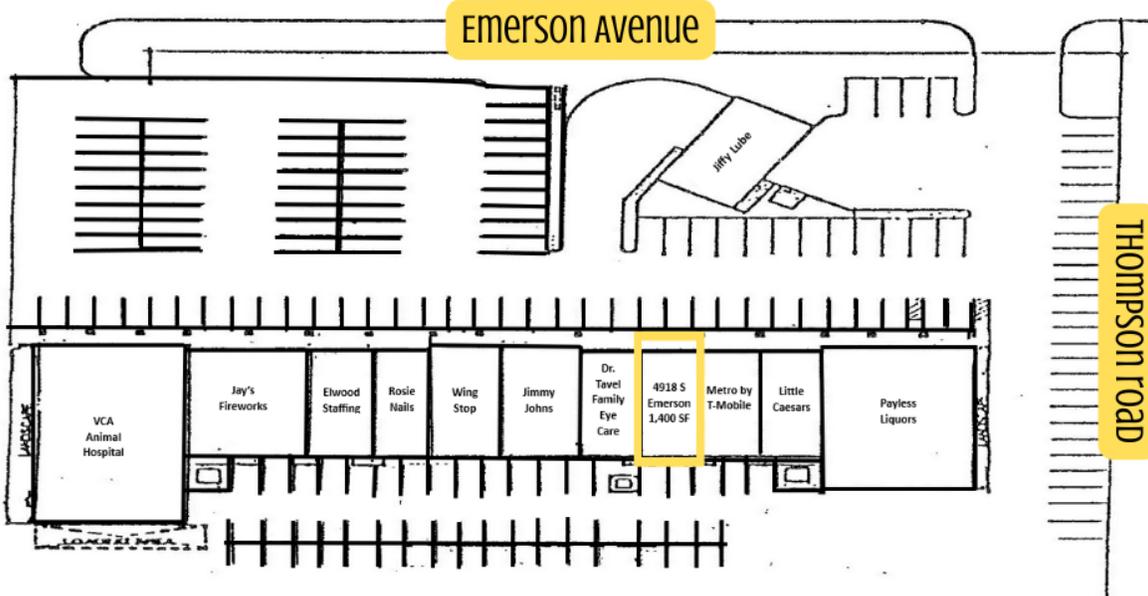
- Tenants Include: Payless Liquors, VCA Animal Hospital, Elwood Staffing, Wing Stop, Jimmy John's, Dr. Tavel Eye Care, and more!
- Easily accessibility to I-74, I-465, & I-65
- Located NW Corner of Emerson & Thompson
- Strong retail area, fast growing residential area

OUR PROPERTY FEATURES

- 28,250 sq ft shopping center
- Parking Spaces: 5/1,000 sq ft
- Pylon signage available
- Excellent visibility
- Traffic count exceeds 31,000 VPD

Emerson Shoppes : 28,250 SF

4902-4930 S Emerson Ave, Indianapolis, IN 46203



OFFERING SUMMARY:

Building Size: 28,250 SQ FT
 Available SQ FT: 1,400 SQ FT
 Lot Size: 3.60 AC
 Constructed: 1995
 Zoning: C4

UNIT	TENANT	SQ FT
4902	VCA Animal Hospital	5,000 sq ft
4904	Jay's Fireworks	2,800 sq ft
4908	Elwood Staffing	1,400 sq ft
4910	Rosie Nails	1,400 sq ft
4912	Wing Stop	1,720 sq ft
4914	Jimmy John's	1,780 sq ft
4916	Dr. Tavel Eye Care	1,400 sq ft
4918	Available	1,400 sq ft
4920	United Communications	1,400 sq ft
4922	Little Caesar's	1,400 sq ft
4924	Payless Liquors	7,000 sq ft
4930	Jiffy Lube	1,550 sq ft

EMERSON SHOPPES

4902-4930 S Emerson Ave, Indianapolis, IN 46203

DAILY TRAFFIC COUNTS

Emerson Ave & Thompson Rd 32,667
 Thompson Road 23,009
 I-465 Westbound + Emerson 131,223



DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
POPULATION	10,856	71,929	200,645
HOUSEHOLDS	4,444	28,049	78,128
AVG. HH INCOME	\$65,519	\$72,713	\$69,370
MEDIAN AGE	35.4	35.6	35.3



Emerson Shoppes : 28,250 SF

4902-4930 S Emerson Ave, Indianapolis, IN 46203

Emerson Avenue

THOMPSON ROAD

