

JOHNSON FIELDS

8130 E Southport Rd
Indianapolis, IN 46259

NOW LEASING
1,912 SF
Retail Space

Up to 15 Acres
Available for
Development

WELCOME



Great Clips

JOHNSON FIELDS

The map shows a commercial center with several businesses and a large undeveloped area. Key features include:

- Self-Storage** building at the top.
- Kroger** grocery store in the center.
- Starbucks** coffee shop.
- Great Clips** hair salon.
- McDonald's** restaurant.
- Heartland** and **Kroger Fuel** signs.
- Retention Pond** on the left side.
- Franklin Rd** (8,428 VPD) running vertically on the right.
- E Southport Rd** (16,000 VPD) running horizontally at the bottom.
- Franciscan Health** building at the bottom right.
- Business logos:** Papa John's, Shakers, Southern Roots, Big Red Liquors, World, Supercuts, Red Cactus, Hollywood Feed, and Kroger Fuel.
- Site annotations:**
 - A yellow outline highlights a large undeveloped area with a callout: "Up to 10 Acres Available".
 - A smaller yellow outline highlights a section with a callout: "0.75-2.25 Acres Available".
 - A red box highlights a specific building with a callout: "1,912 SF Small Shops 2024 Completion".
 - A red arrow points to this building with the label "SITE".
 - A white arrow points to a "Full Access" area near the Taco Bell.

**NEW CONSTRUCTION
SMALL SHOPS & OUTLOTS
AVAILABLE**

CONTACT: Seth Biggerstaff
E: Seth@VeritasRealty.com
T: 317-472-1800

Patrick McAuley
E: Pmcauley@douglasrealtygroup.net
T: 317-270-8848

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RETAIL SPACE, OUTLOTS & LARGE LAND TRACTS AVAILABLE FOR LEASE OR DEVELOPMENT

JOHNSON FIELDS

PROPERTY OVERVIEW

RETAIL SPACE AVAILABLE:

1,912 SF Endcap Available in new construction outlot shops completed in 2024

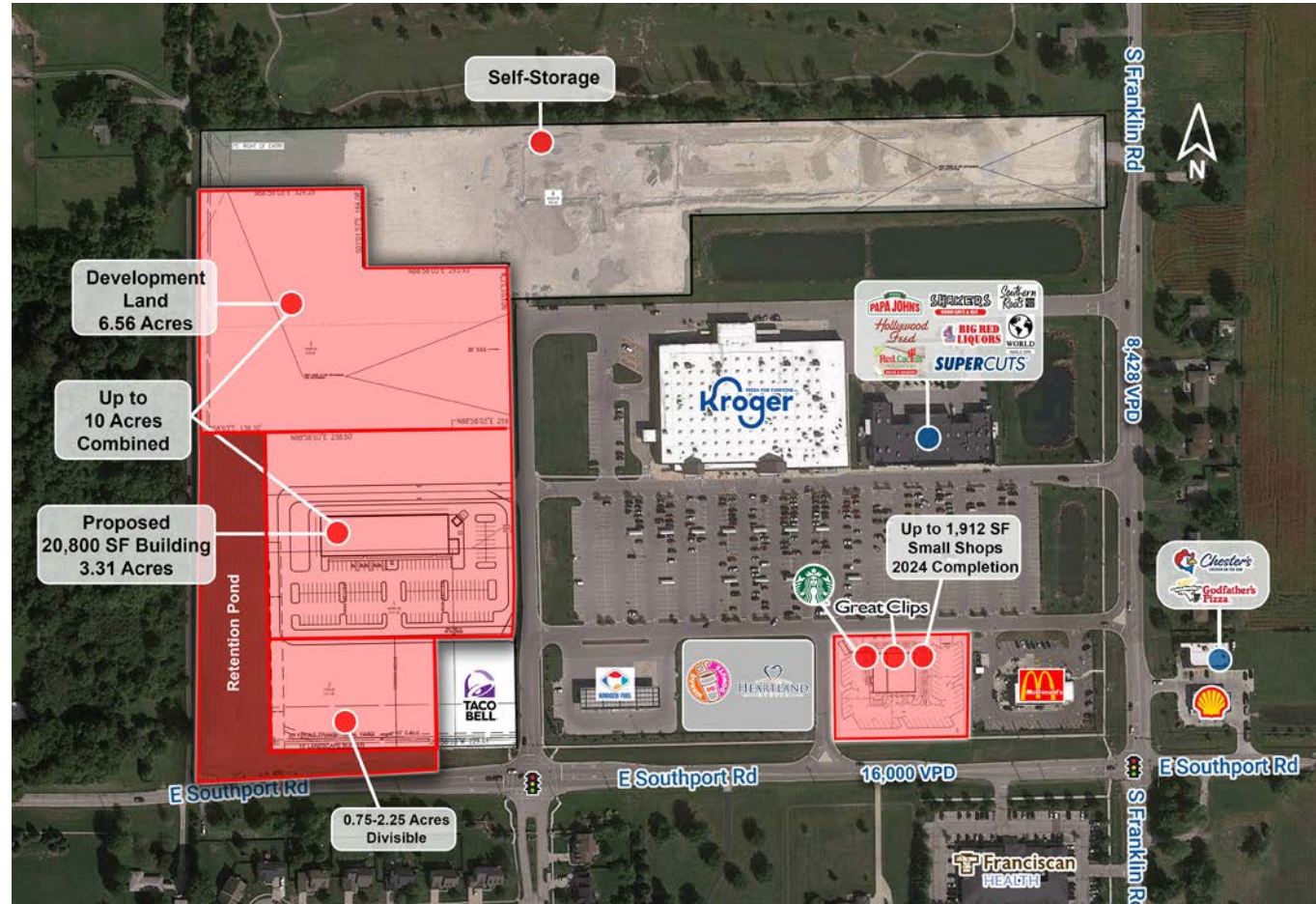
LAND AVAILABLE:

0.75 - 2.25 acres of Retail Outlots

Up to 15 acres available for commercial development

PROPERTY HIGHLIGHTS:

- Johnson Fields is a 60 acre multi-use planned development
- Join Kroger Marketplace, McDonald's, Hollywood Feed, Papa John's, Starbucks, Taco Bell, Big Red Liquors and others
- Located at the intersection of Southport Road & Franklin Road, combined 24,428 cars per day
- 4 miles away from I-65 interchange
- Surrounded by residential rooftops in one of the fastest growing areas on the southside of Indianapolis
- Close proximity to Franklin Central High School, Junior High, Intermediate, and Elementary schools
- Anchored by 100,000 SF Kroger Marketplace, one of Kroger's most recent openings in Central Indiana



2021

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population:	5,216	42,200	100,907
Average HH Income:	\$106,131	\$90,357	\$78,714
Households:	1,716	14,971	37,736

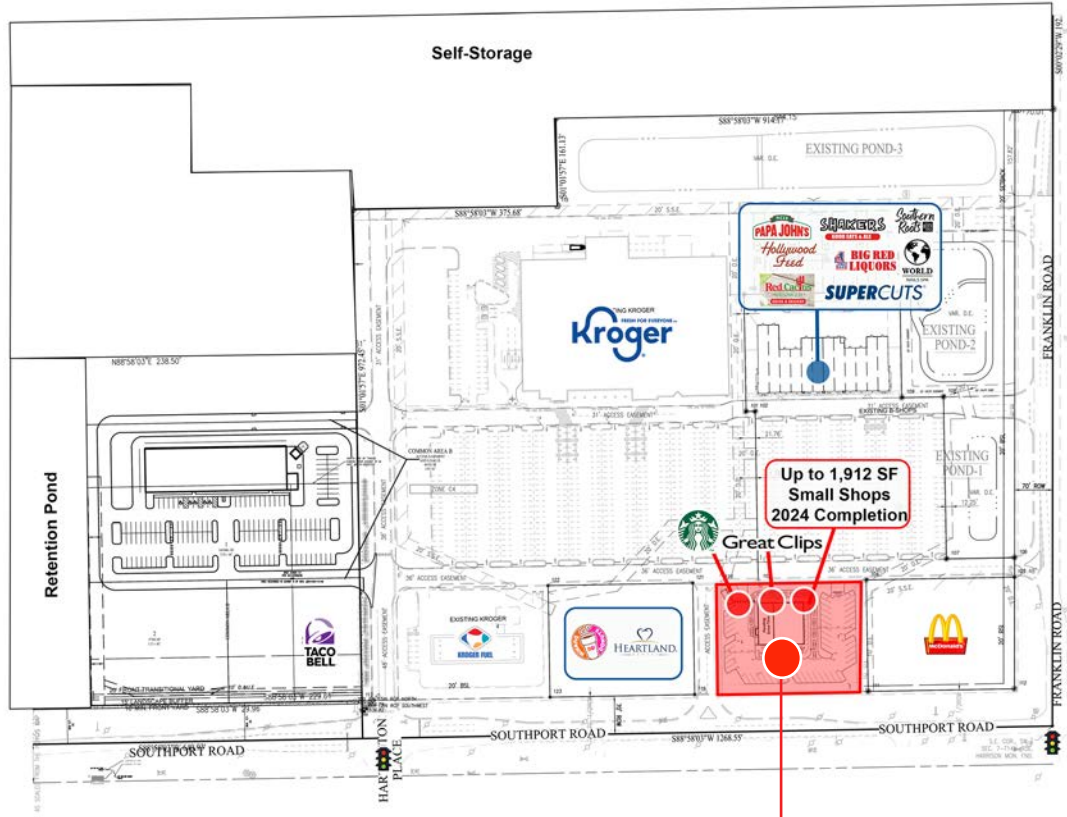
2026 - projected

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population:	5,420	43,867	105,907
Average HH Income:	\$126,509	\$106,773	\$90,558
Households:	1,714	14,967	37,939

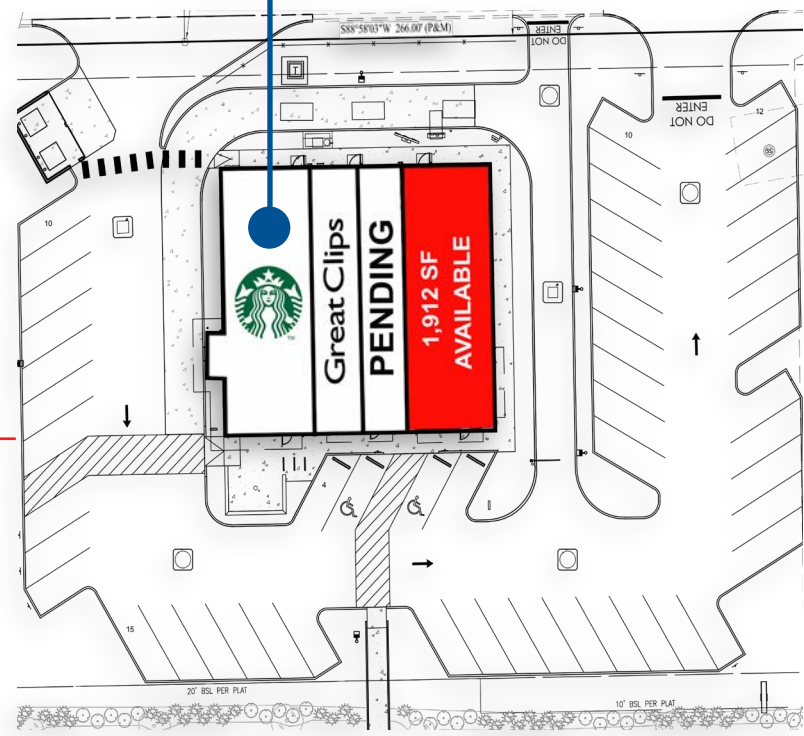
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JOHNSON FIELDS

OUTLOT SHOPS SITE PLAN



Join Starbucks - Outlot Small Shops Q2 2024



UNIT	TENANT	SF
1	STARBUCKS	2,230
2	Great Clips	1,200
3	Pending Lease	1,200
4	AVAILABLE	1,912
Total GLA		6,542

RETAIL SPACE, OUTLOTS & LARGE LAND TRACTS AVAILABLE FOR LEASE OR DEVELOPMENT

JOHNSON FIELDS

DEVELOPMENT LAND

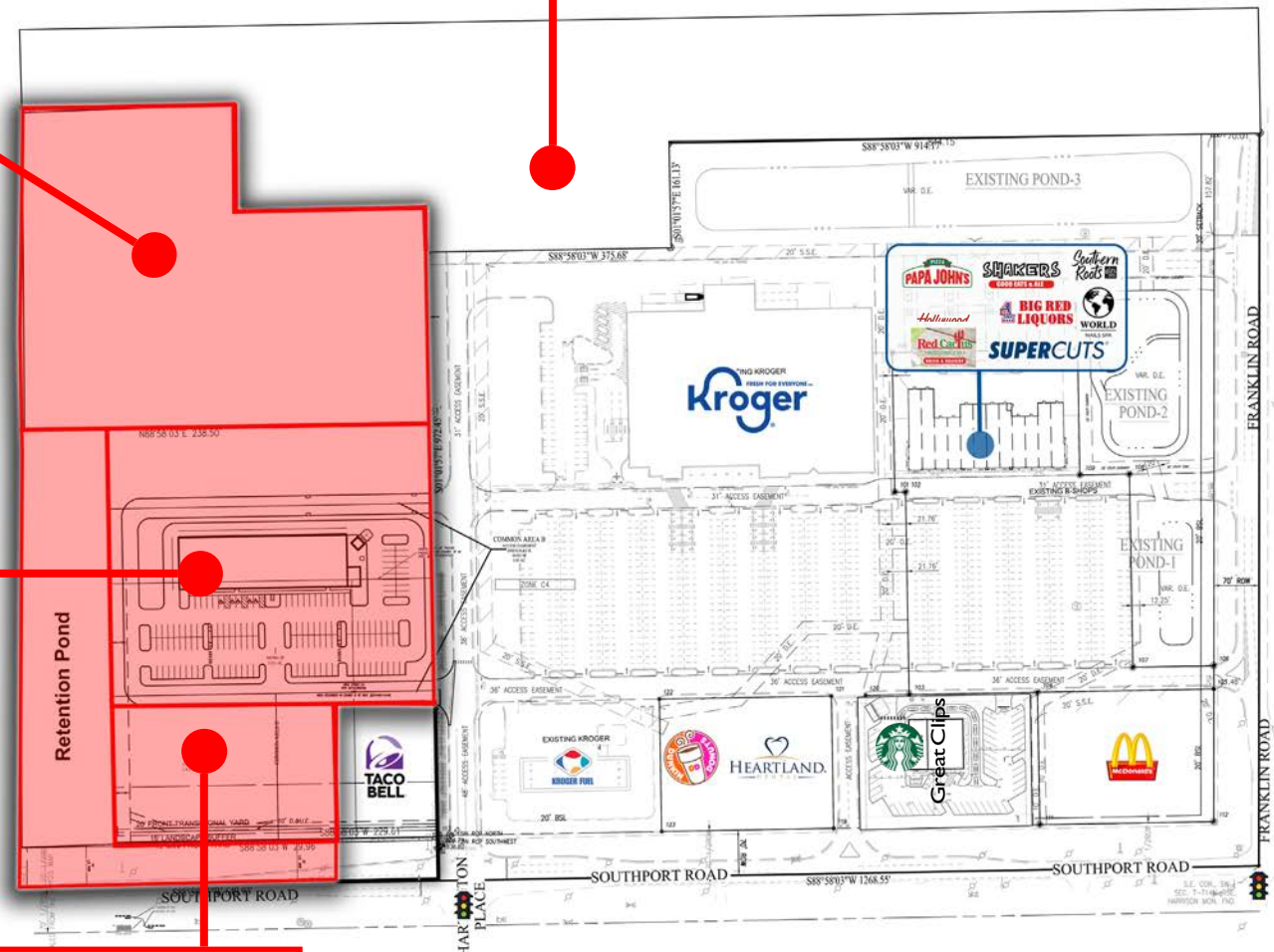
Self-Storage

Development Land:
6.56 Acres

Combinable
Up to 10 Acres

Proposed 20,800 SF
Building:
3.31 Acres

0.75-2.25 Acres
Divisible



RETAIL SPACE, OUTLOTS & LARGE LAND TRACTS AVAILABLE FOR LEASE OR DEVELOPMENT

JOHNSON FIELDS

CENTER PHOTOS

Fully Leased B Shops



B Shops



New Construction Outlot Shops



PYLON



RETAIL SPACE, OUTLOTS & LARGE LAND TRACTS AVAILABLE FOR LEASE OR DEVELOPMENT

JOHNSON FIELDS

MARKET OVERVIEW



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