



# 210 S. Emerson Ave., Suite B

Former Restaurant Space  
Greenwood, IN 46143



## About the Property

Are you ready to take your business to the next level? We have the perfect opportunity for you at Main Street Shops.

With the increased exposure your business will receive with this highly visible spot, whether you're a new business or an established one looking to expand, this is the perfect opportunity to take your brand to new heights.

Don't miss out on this incredible opportunity to join a thriving center. Contact us today to learn more about this space and how it can help your business succeed.

## Property Overview

- Located at the SWC of Main St. & Emerson Ave.
- Less than One Mile from I-65
- Recently Built & Well Maintained
- High Traffic and Well Sought After Corridor
- Well Established Major Neighboring Tenants

## OFFERING SUMMARY

Lease Rate:	\$31 SF/yr (NNN)
Number of Units:	14
Available SF:	3,078 SF
Building Size:	34,221 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,468	27,174	64,611
Total Population	7,376	68,246	168,861
Average HH Income	\$86,068	\$93,842	\$104,100







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**FOR LEASE**



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BROKERAGE | MANAGEMENT | DEVELOPMENT

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## Suite Map

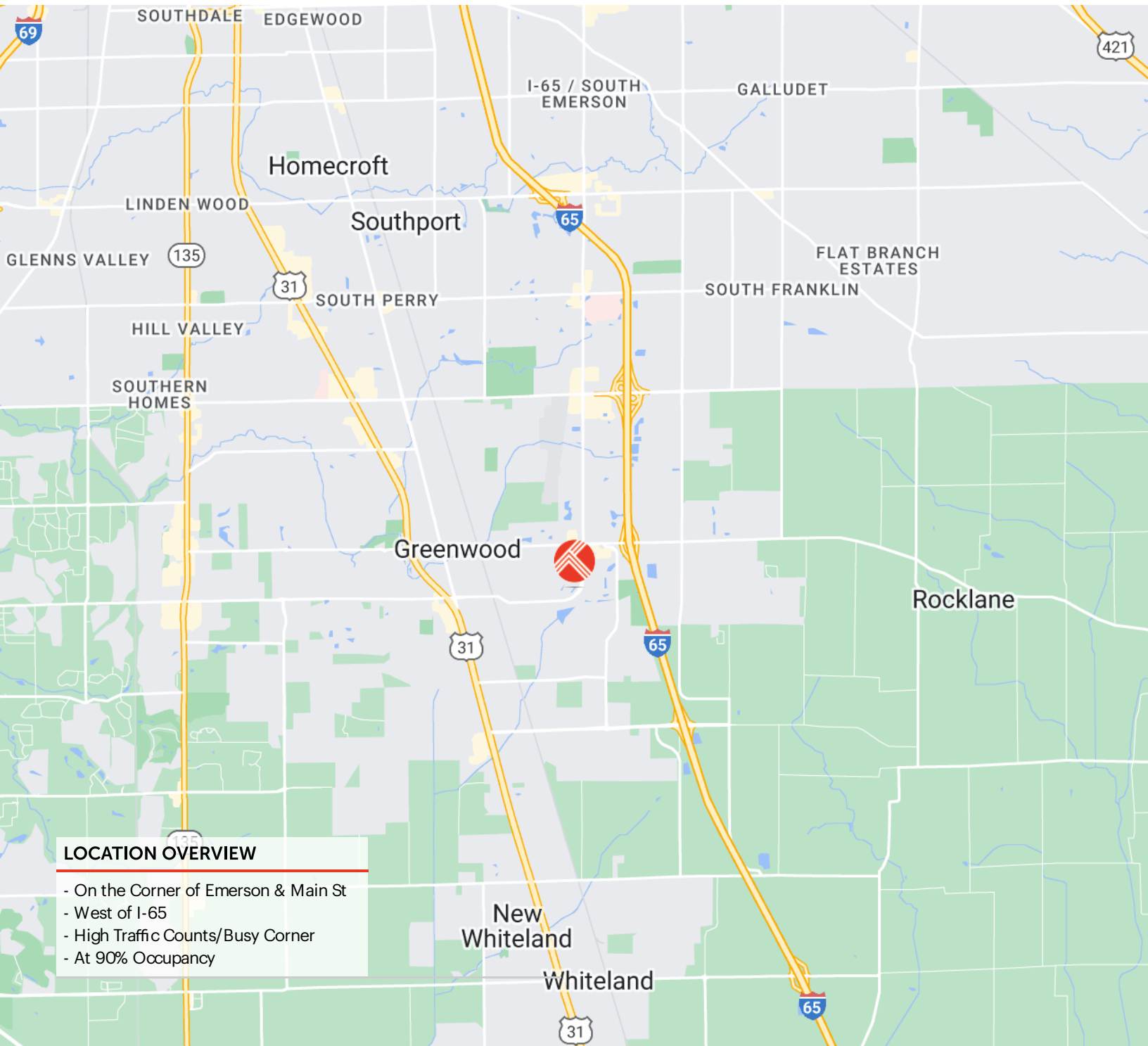






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Regional Map



**LOCATION OVERVIEW**

- On the Corner of Emerson & Main St
- West of I-65
- High Traffic Counts/Busy Corner
- At 90% Occupancy





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## Area Highlights

Valle Vista Golf Course, located directly behind the property.



Architectural Concept Renderings of Finished Development,  
The Madison Luxury Apartments, two miles away.







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## Surrounding Businesses

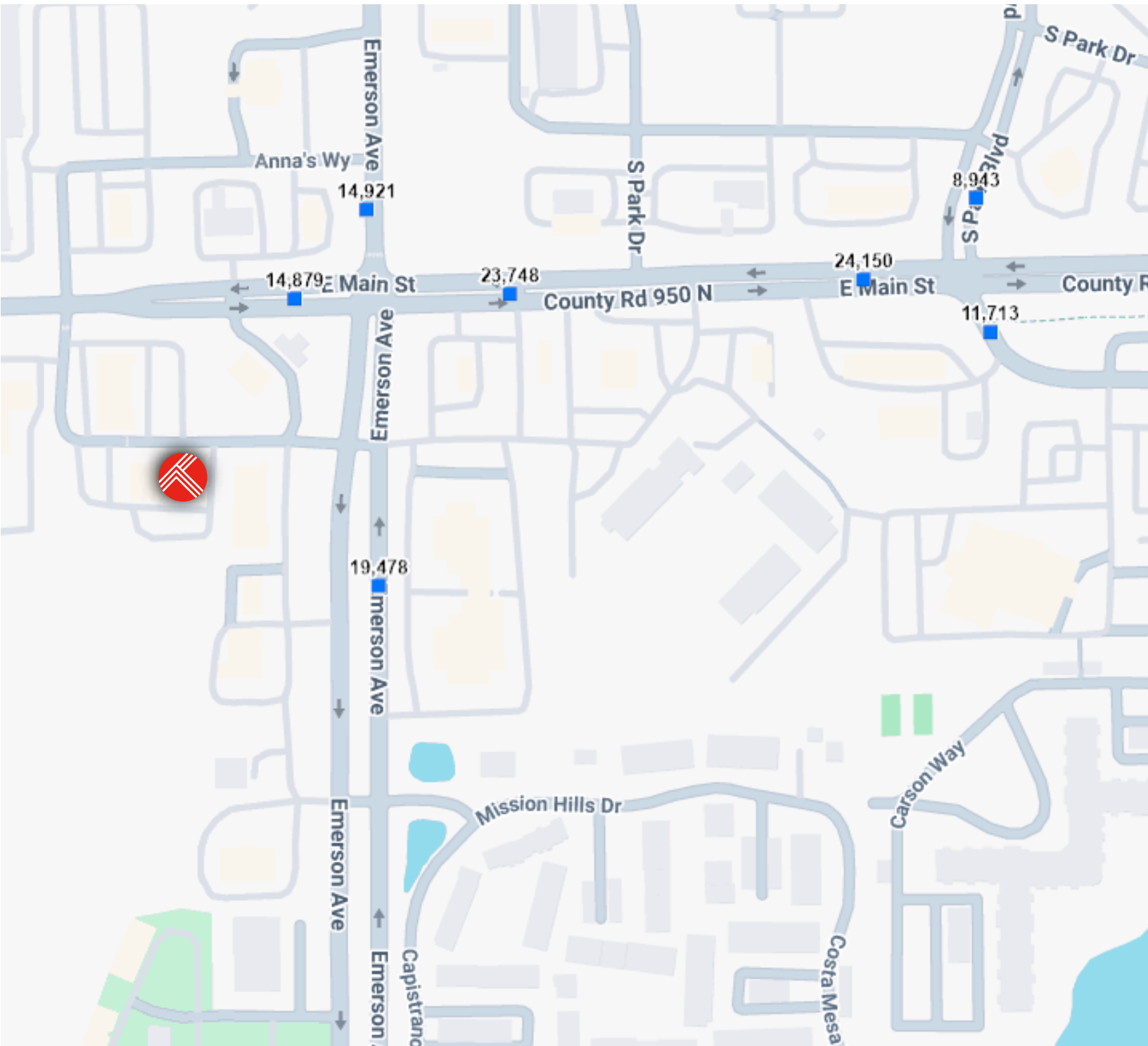






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Traffic Counts



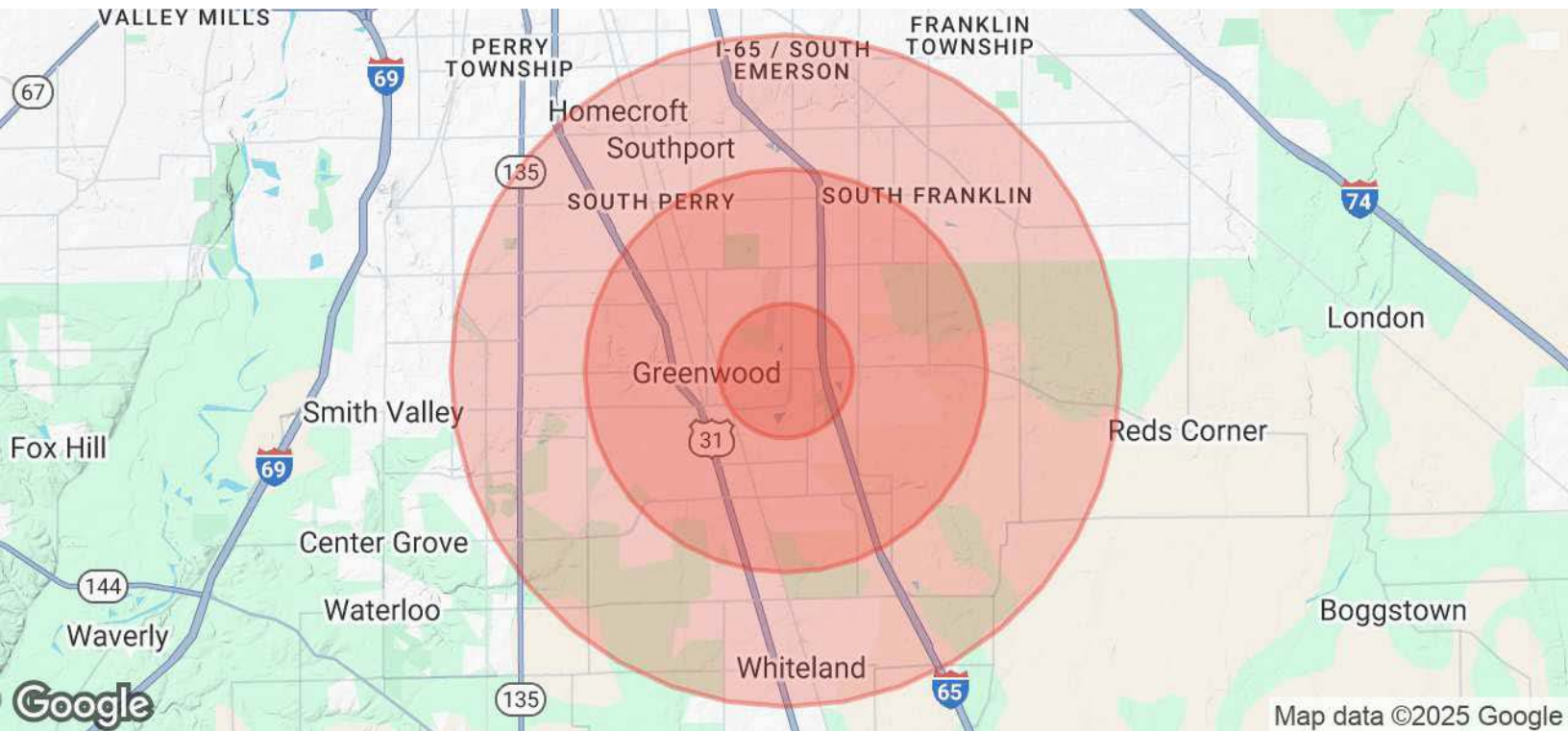




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## Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,376	68,246	168,861
Average Age	40	38	39
Average Age (Male)	39	37	37
Average Age (Female)	42	40	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,468	27,174	64,611
# of Persons per HH	2.1	2.5	2.6
Average HH Income	\$86,068	\$93,842	\$104,100
Average House Value	\$233,685	\$262,989	\$282,252

Demographics data derived from AlphaMap

