

Emerson Office Parke Indianapolis MSA

965 Emerson Parkway, Greenwood, IN



Listing Broker



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Ownership



Real Estate Capital, Inc.
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Available Space - Final Space Remaining

Space #1 +/- 7,118 SF (vacant, divisible)

Property Features

- Single story **medical/office suites** with individual tenant entrances and long window lines for natural light
- **Ample surface parking**
- **New pylon signage** with visibility to Emerson Road
- Modern and attractive architectural features
- Close proximity to daily needs **traffic generators** and area residents
- Co-tenancy with Franciscan Health & other **regional medical practices**



Medical Market Summary

Approximately 85 physician offices, medical practices, and/or major health system clinics in the surrounding trade area. This building is in the heart of the medical hub of the south-side of the Indianapolis MSA.

Demographics

	1 mile	3 mile	5 mile
Population	2,442	75,424	163,244
HH Income	\$60,902	\$69,155	\$76,269

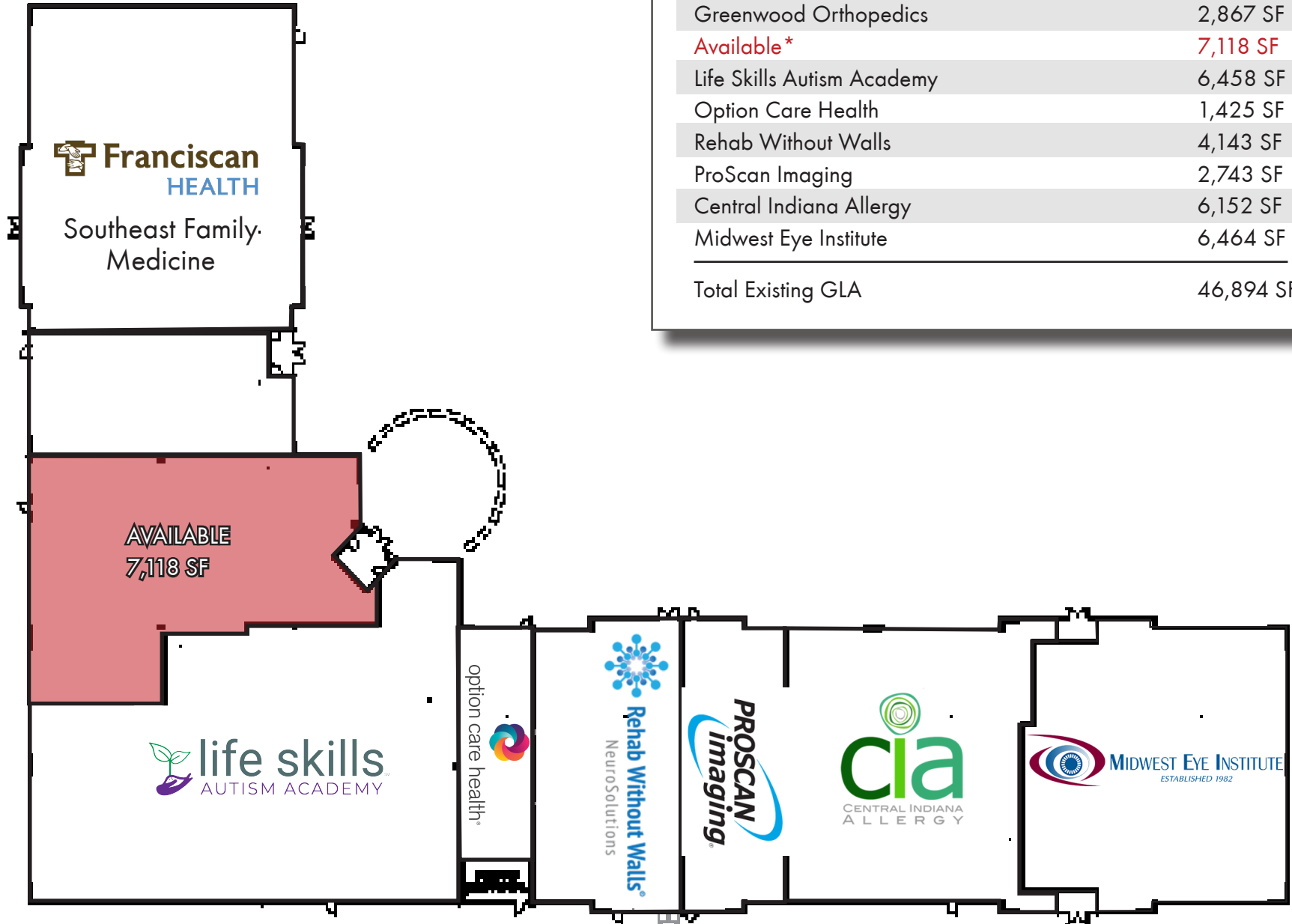
Join Tenants:



Property Photos



Site Plan



Franciscan Alliance - Southeast Family Medicine	8,089 SF
Greenwood Orthopedics	2,867 SF
Available*	7,118 SF
Life Skills Autism Academy	6,458 SF
Option Care Health	1,425 SF
Rehab Without Walls	4,143 SF
ProScan Imaging	2,743 SF
Central Indiana Allergy	6,152 SF
Midwest Eye Institute	6,464 SF
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Total Existing GLA	46,894 SF



Site Aerial



Market Aerial



Franciscan HEALTH

Indianapolis

Kindred Translational Care and Rehabilitation SouthPointe

Kroger

PET SUPPLIES PLUS Great Clips

Hilton

Smock Golf Course

FAA Controlled Unbuildable Land

BUFFALO WILD WINGS BUFFALO WILD WINGS BUFFALO WILD WINGS BUFFALO WILD WINGS BUFFALO WILD WINGS RMO verizon SportClips HAIRCUTS

E County Line Rd

CHASE ZAXBY'S SONIC

Proposed Greenwood Town Center

Community Health Network

INDIANA PRIMARY CARE ASSOCIATES

Indy South Greenwood Airport

Davita

Walmart Supercenter

GANDER.MTN

INTERSTATE 65

ORTHOINDY BONE JOINT SPINE MUSCLE

Site

Emerson Ave

Kindred Hospital Indianapolis South

Franciscan HEALTH

Market Aerial

