

FOR LEASE/BTS/GROUND LEASE



S. Emerson Ave. & Edgewood Ave.
Heeringa Farms Development
Indianapolis, IN 46237



PROPERTY DESCRIPTION

Up to four outlots available in the 27+acre Heeringa Farms mixed used development, just 7 miles from downtown Indianapolis.

These outlots face South Emerson Avenue at the intersection of South Emerson and Edgewood Avenue with almost 40,000 VPD.

There is a proposed siteplan, however the outlot and building sizes can be adjusted to fit a client's needs.

Proposed Outlot Division

- Outlot 1 • 2,050 SF 1.19 AC
- Outlot 2 • 17,840 SF 2.39 AC
- Outlot 3 • 3,523 SF 1.13 AC
- Outlot 4 • 2,000 SF 1.02 AC

**Video Drone Tour of
the Property and
Surrounding Area**

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,000 - 17,840 SF
Lot Size:	5.73 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,962	31,721	76,484
Total Population	6,580	75,403	182,017
Average HH Income	\$73,497	\$70,186	\$64,834



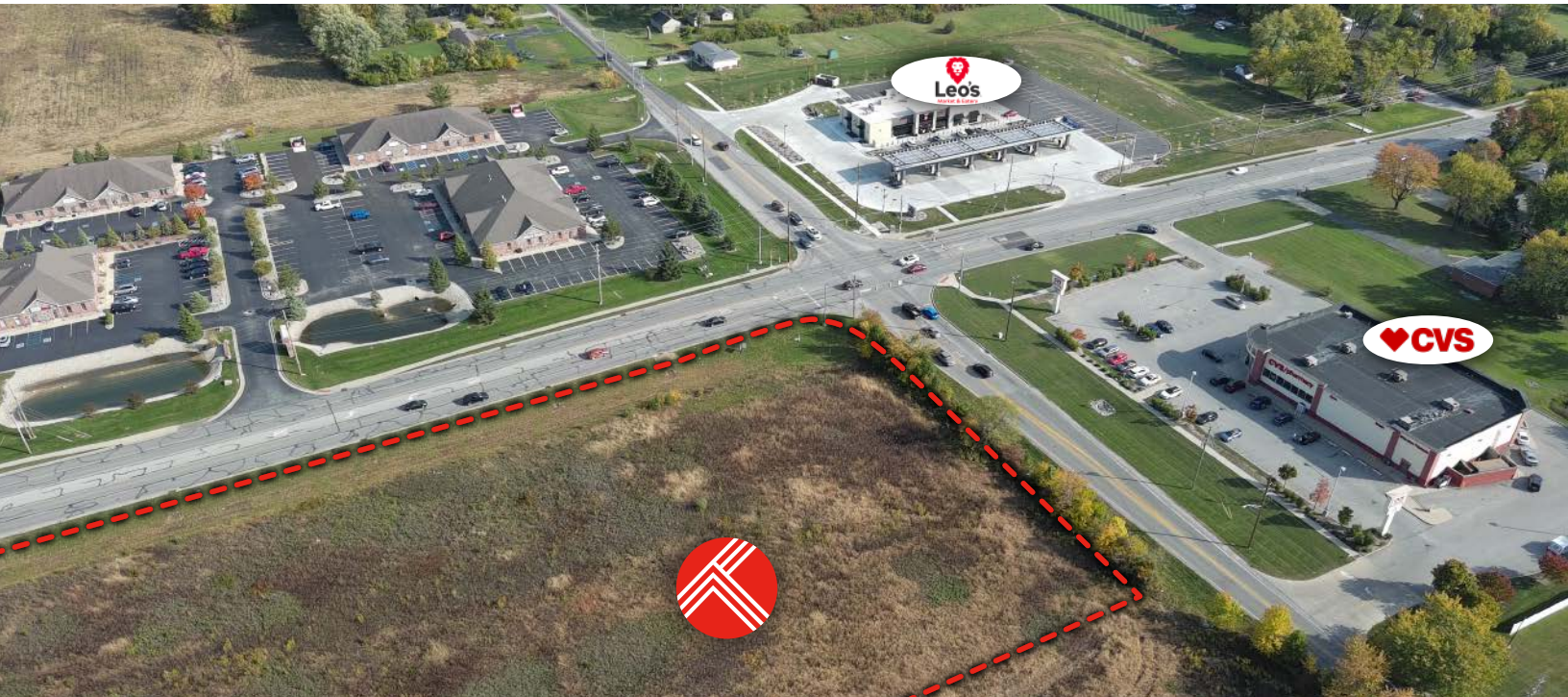


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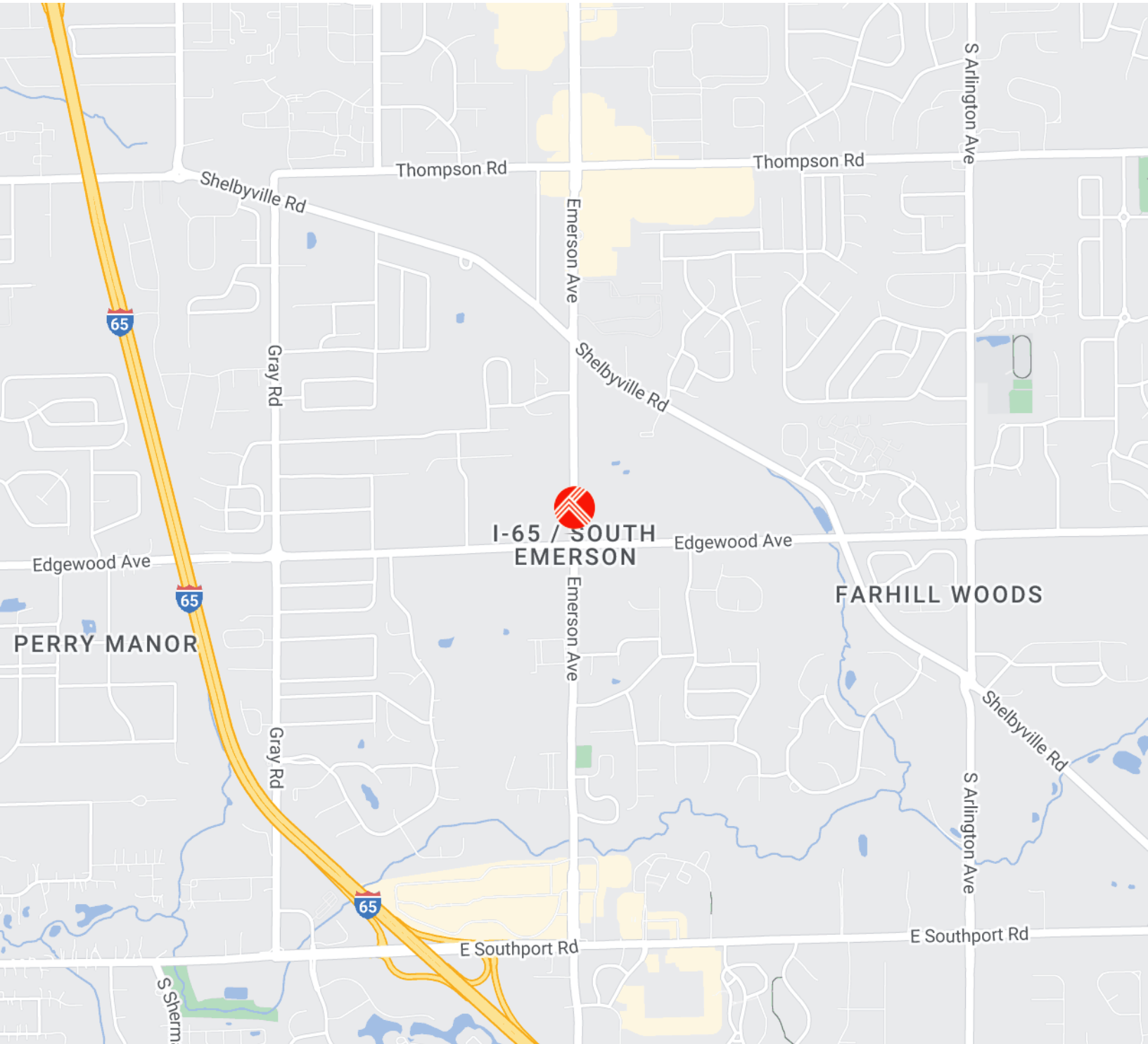
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Regional Map





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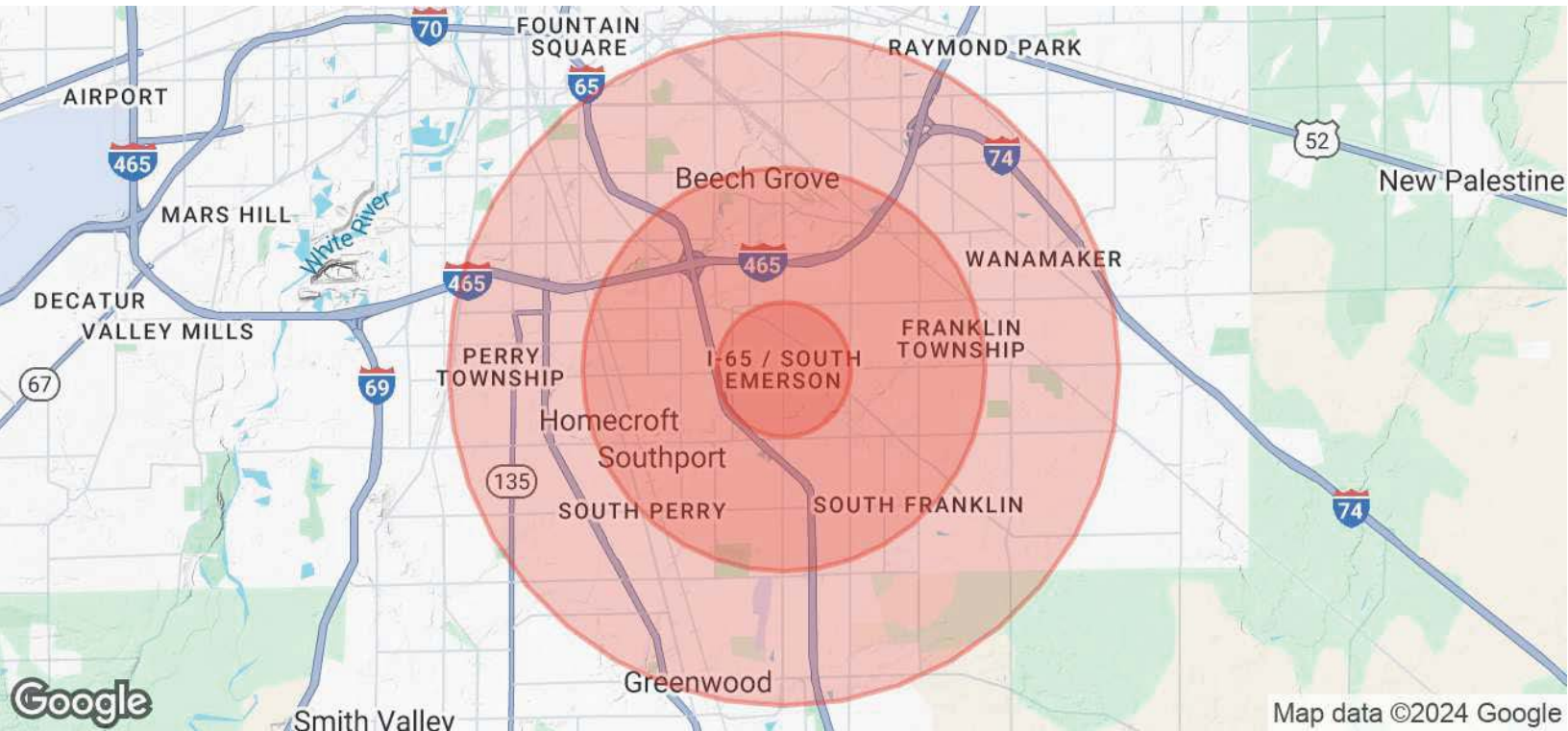
Area Retailers





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Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,347	84,305	199,022
Average Age	42	38	38
Average Age (Male)	40	37	37
Average Age (Female)	43	39	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,444	32,634	77,200
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$102,101	\$94,240	\$90,865
Average House Value	\$267,147	\$250,507	\$251,101

Demographics data derived from AlphaMap

