



# 4625 S. Emerson Ave.

## Indianapolis, IN 46203



### PROPERTY DESCRIPTION

Situated in close proximity to the bustling heart of the city, tenants can enjoy convenient access to popular attractions such as the Bankers Life Fieldhouse, the Indiana Convention Center, and the Lucas Oil Stadium. Additionally, the area offers a diverse array of dining options, including the renowned St. Elmo Steak House and the lively nightlife of Georgia Street. Vibrant cultural experiences await at the nearby Fountain Square, providing ample entertainment for professionals looking to work in a dynamic and thriving community.

### PROPERTY HIGHLIGHTS

- 2 bathrooms
- Full Kitchen
- Conference Room
- Open Office Space

### OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (NNN)
Available SF:	2,400 SF
Lot Size:	52,539 SF
Building Size:	9,600 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,554	28,797	75,658
Total Population	10,764	74,583	195,358
Average HH Income	\$77,105	\$89,745	\$89,101

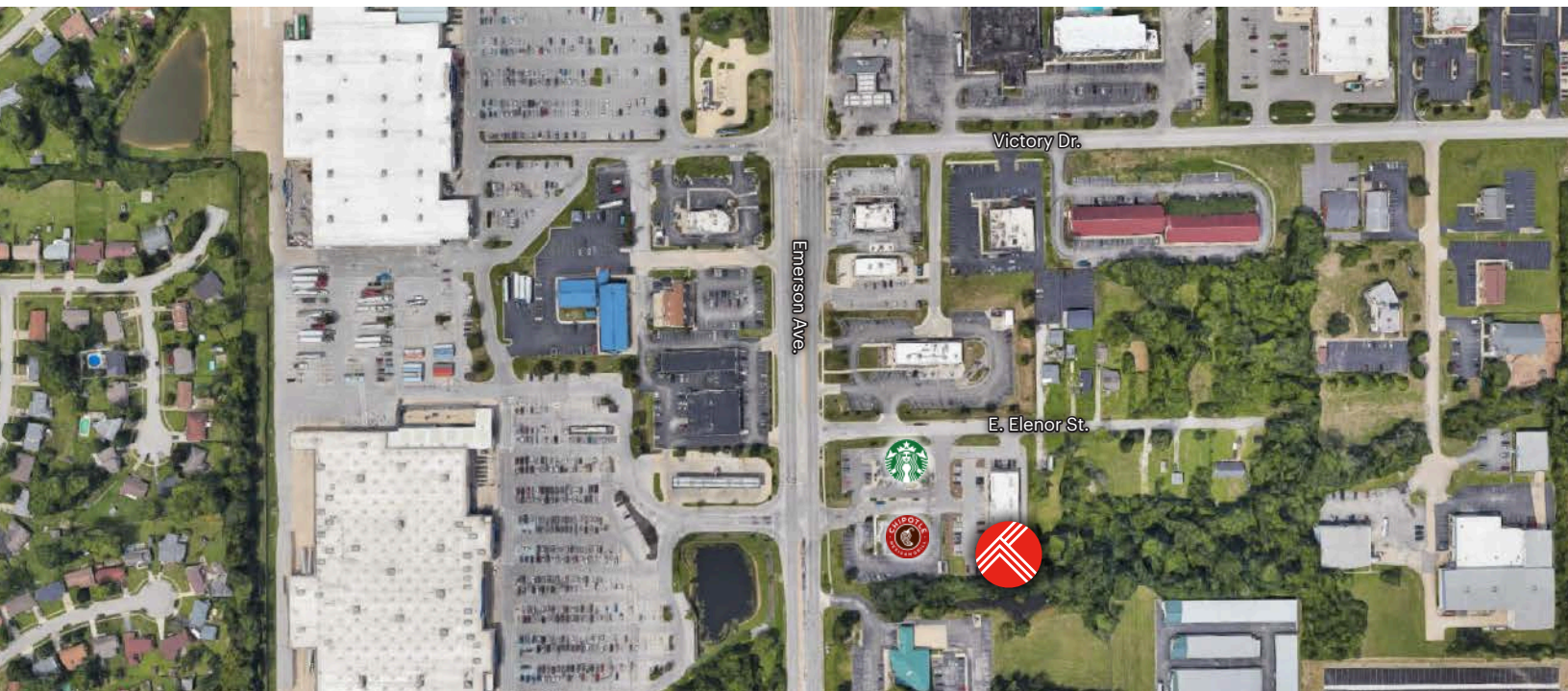






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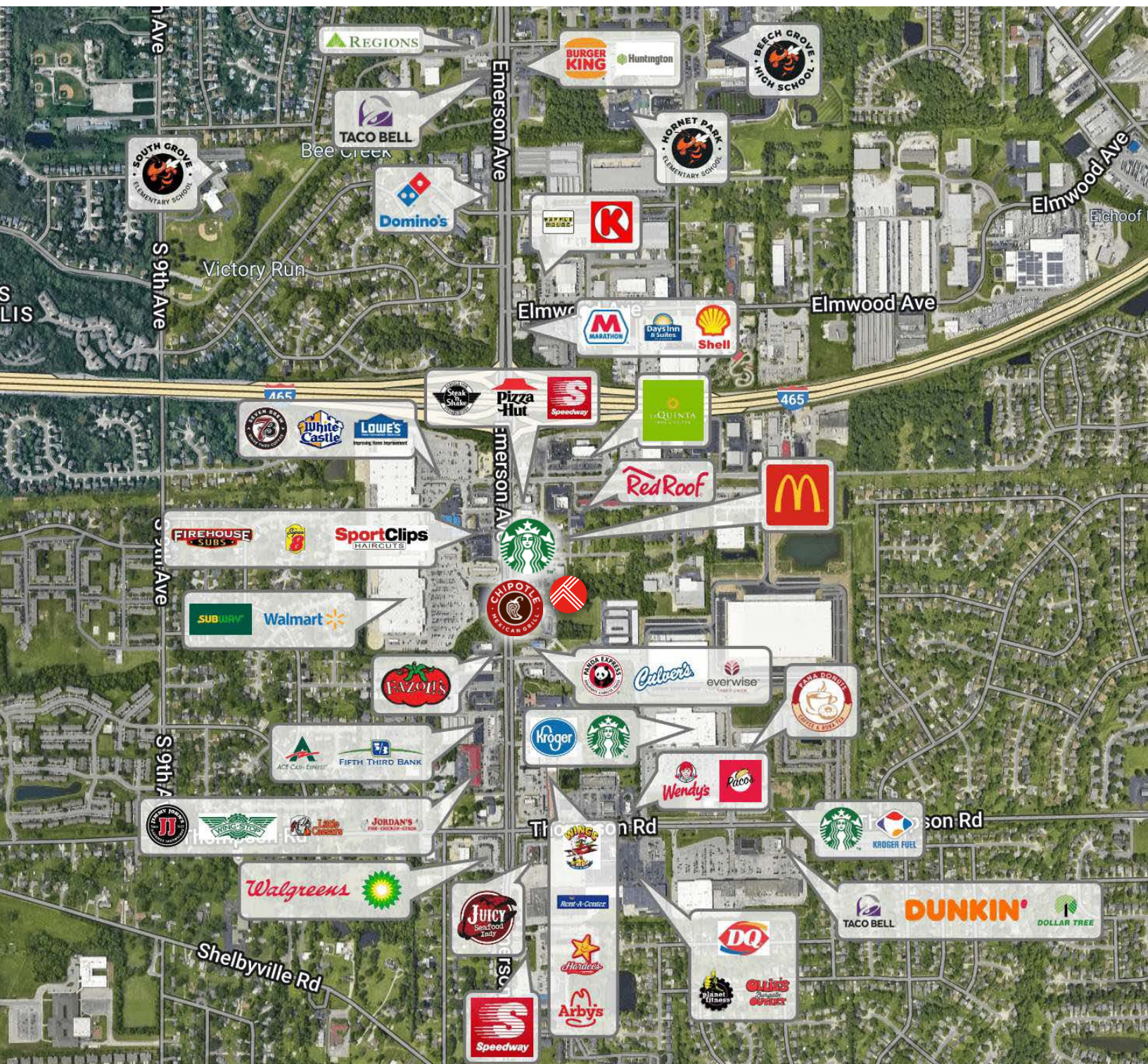






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## Surrounding Businesses

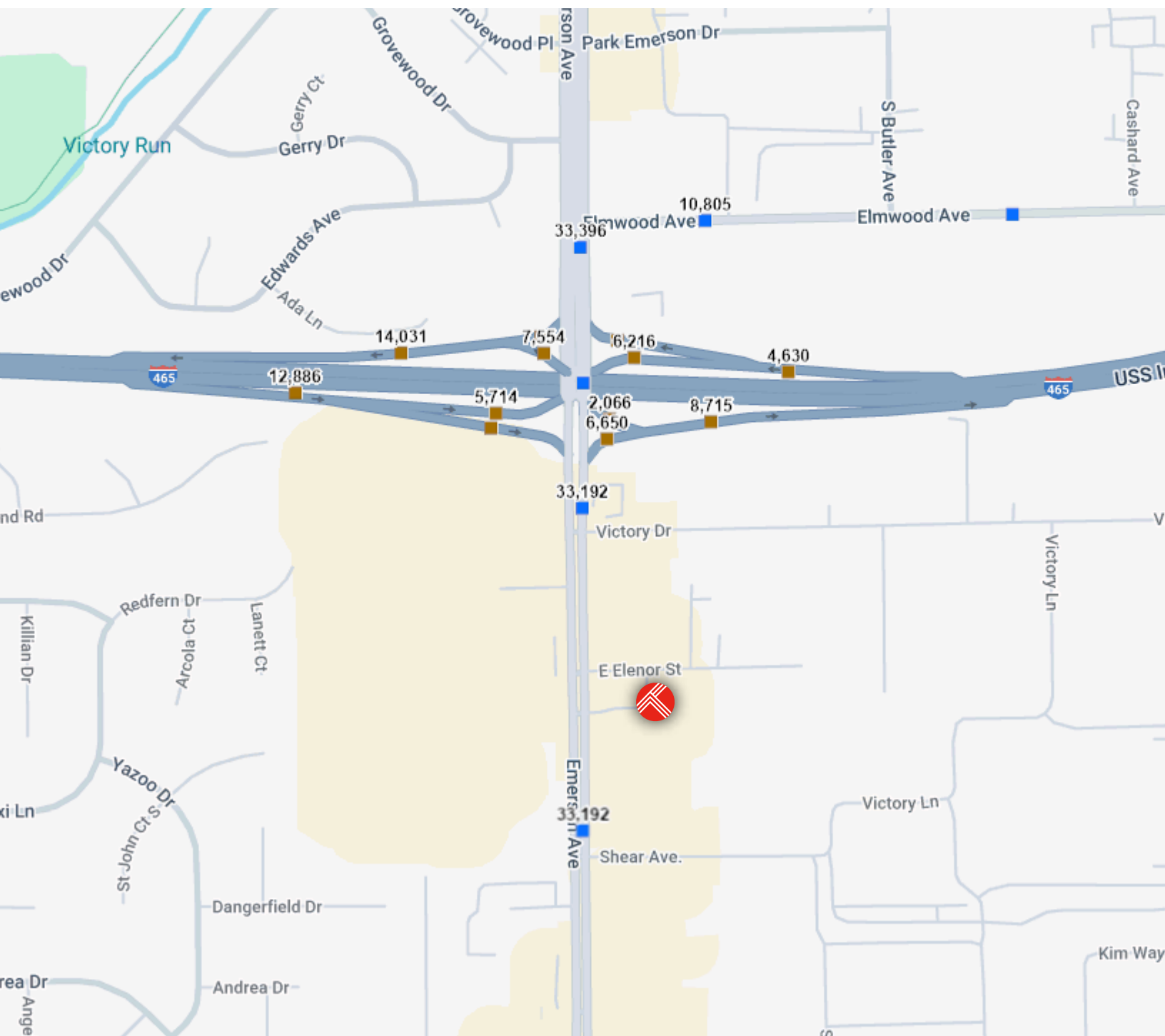






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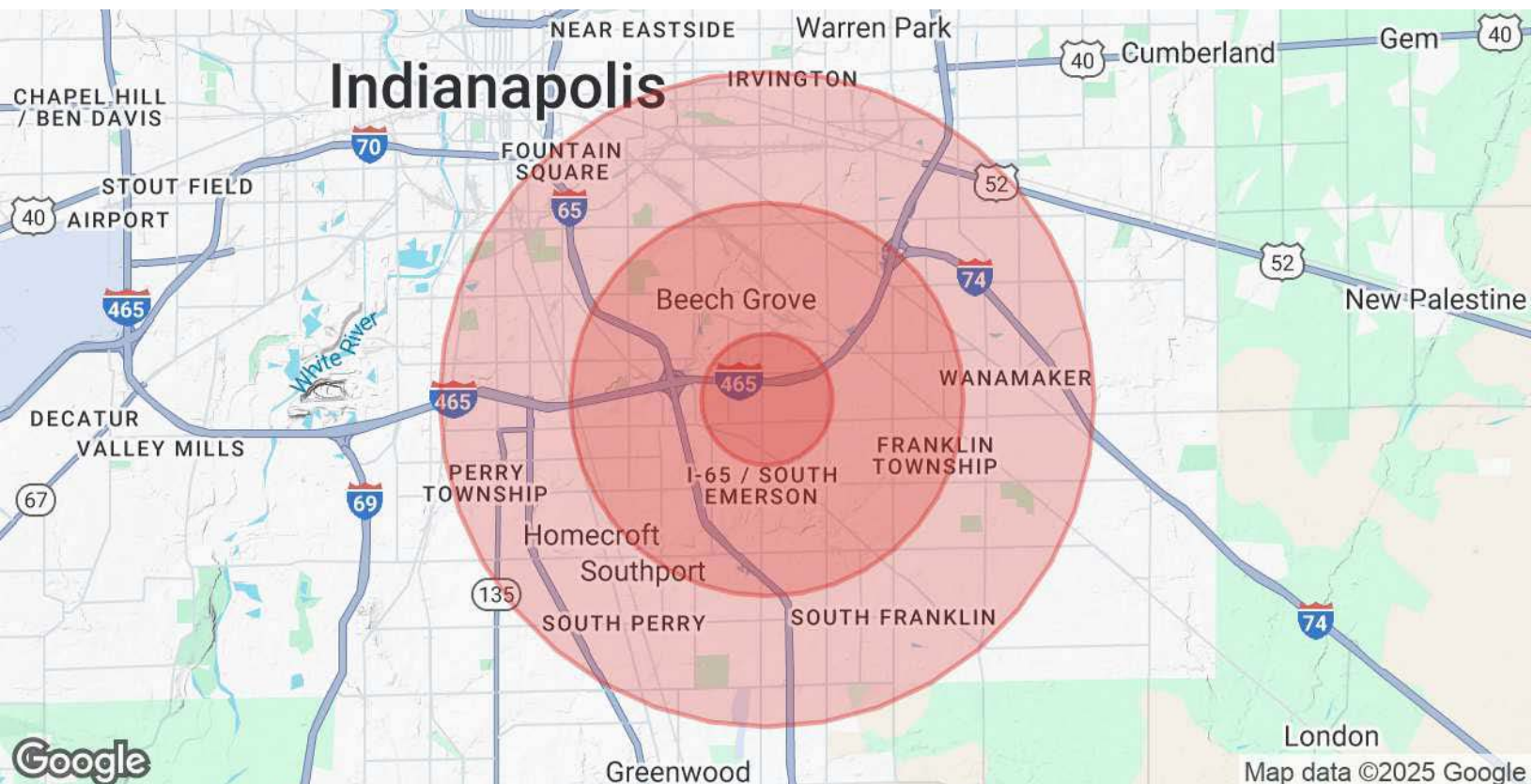
## Traffic Counts





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## Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,764	74,583	195,358
Average Age	38	38	37
Average Age (Male)	37	37	37
Average Age (Female)	40	39	38
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,554	28,797	75,658
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$77,105	\$89,745	\$89,101
Average House Value	\$220,427	\$241,504	\$243,236

Demographics data derived from AlphaMap

