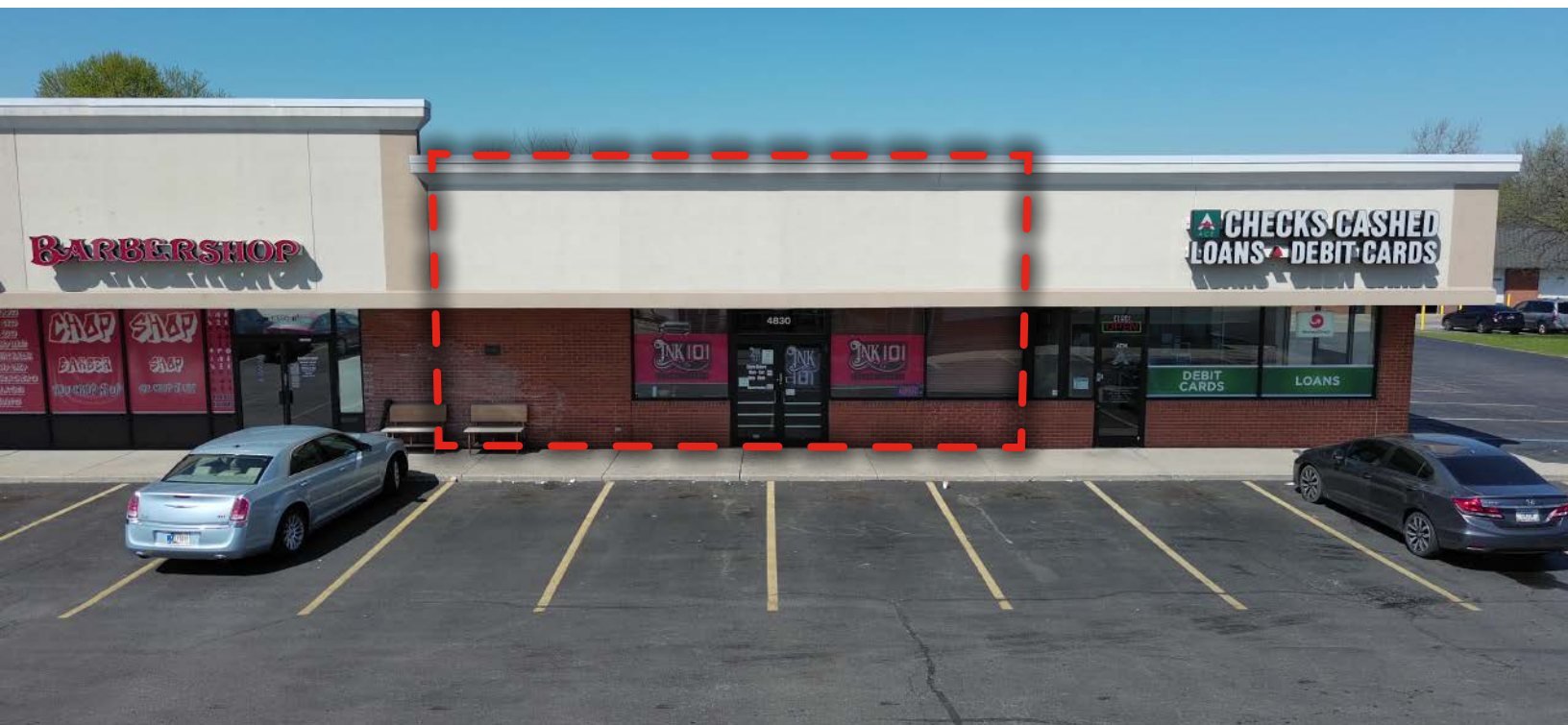




4830 S. Emerson Ave.  
Indianapolis, IN 46203



### PROPERTY DESCRIPTION

Located in Indianapolis, this property boasts an ideal setting for retail and strip center tenants. Situated along South Emerson Avenue, it offers excellent visibility and accessibility, drawing in potential customers effortlessly. The surrounding University Heights and University Heights South neighborhoods, with local residents and students, provide a built-in customer base. Plus, with nearby attractions like the University Heights Shopping Center and Washington Square Mall, tenants have access to a thriving retail scene. This prime location presents an exceptional opportunity for businesses to thrive within a dynamic community.

### OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Available SF:	2,250 SF
Lot Size:	1.51 Acres
Building Size:	11,191 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,612	28,717	77,335
Total Population	10,971	74,170	199,201
Average HH Income	\$78,023	\$90,430	\$89,164

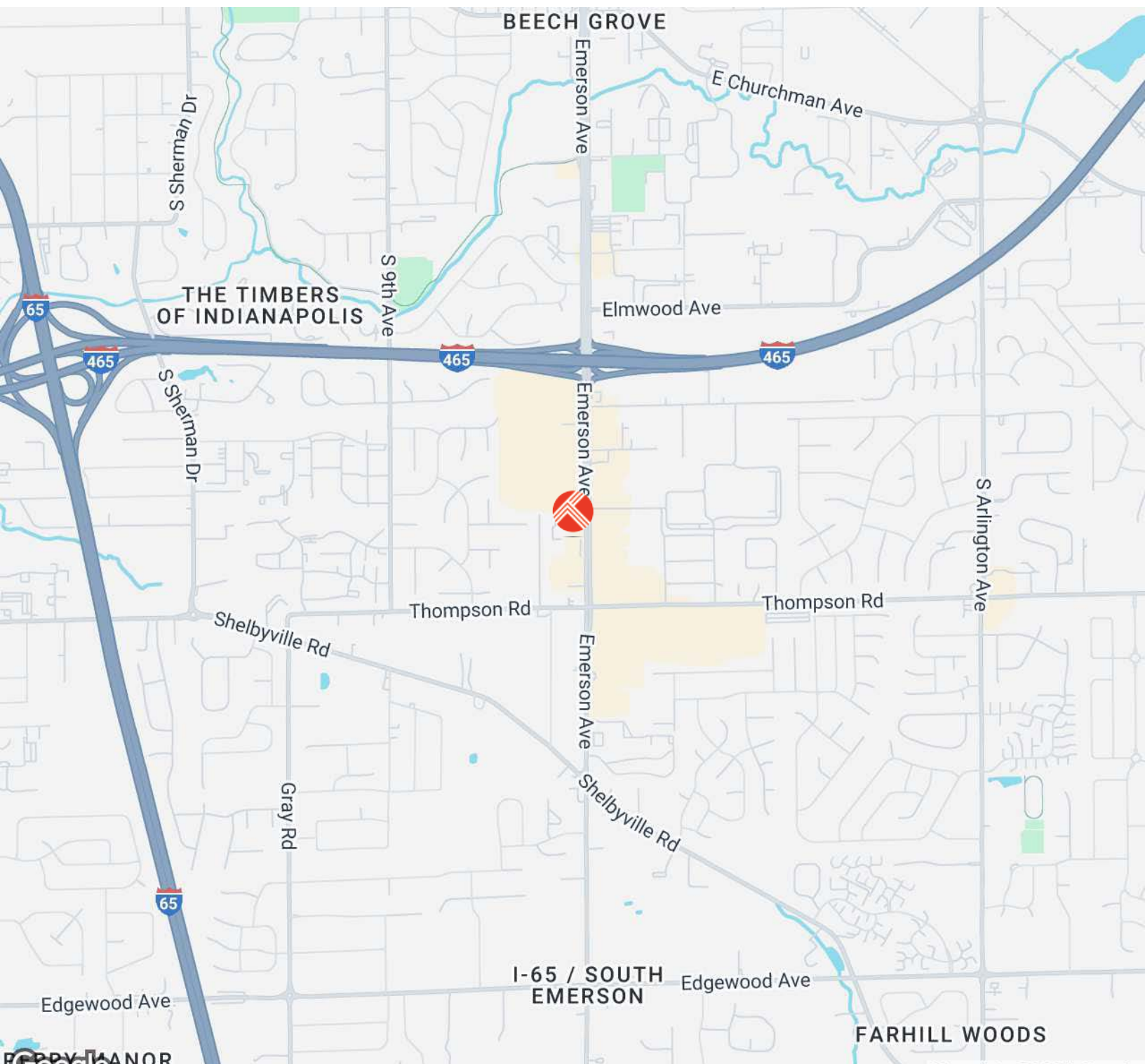




# 4830 S. Emerson Ave.

## Indianapolis, IN 46203

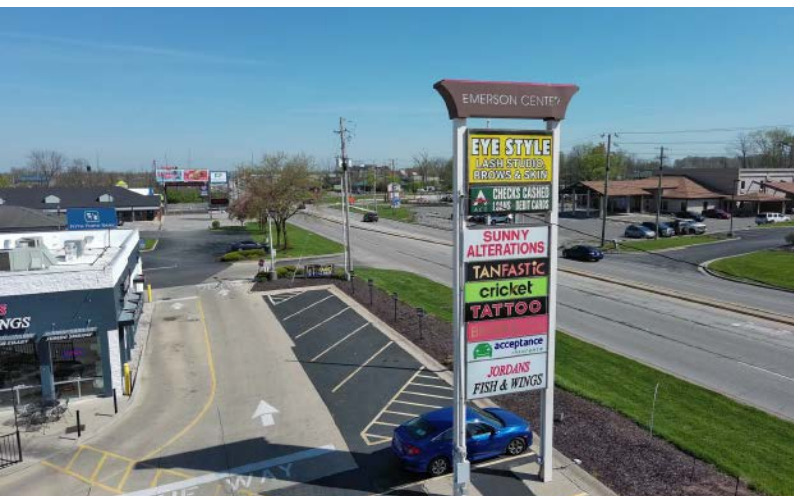
### Area Map







# 4830 S. Emerson Ave. Indianapolis, IN 46203

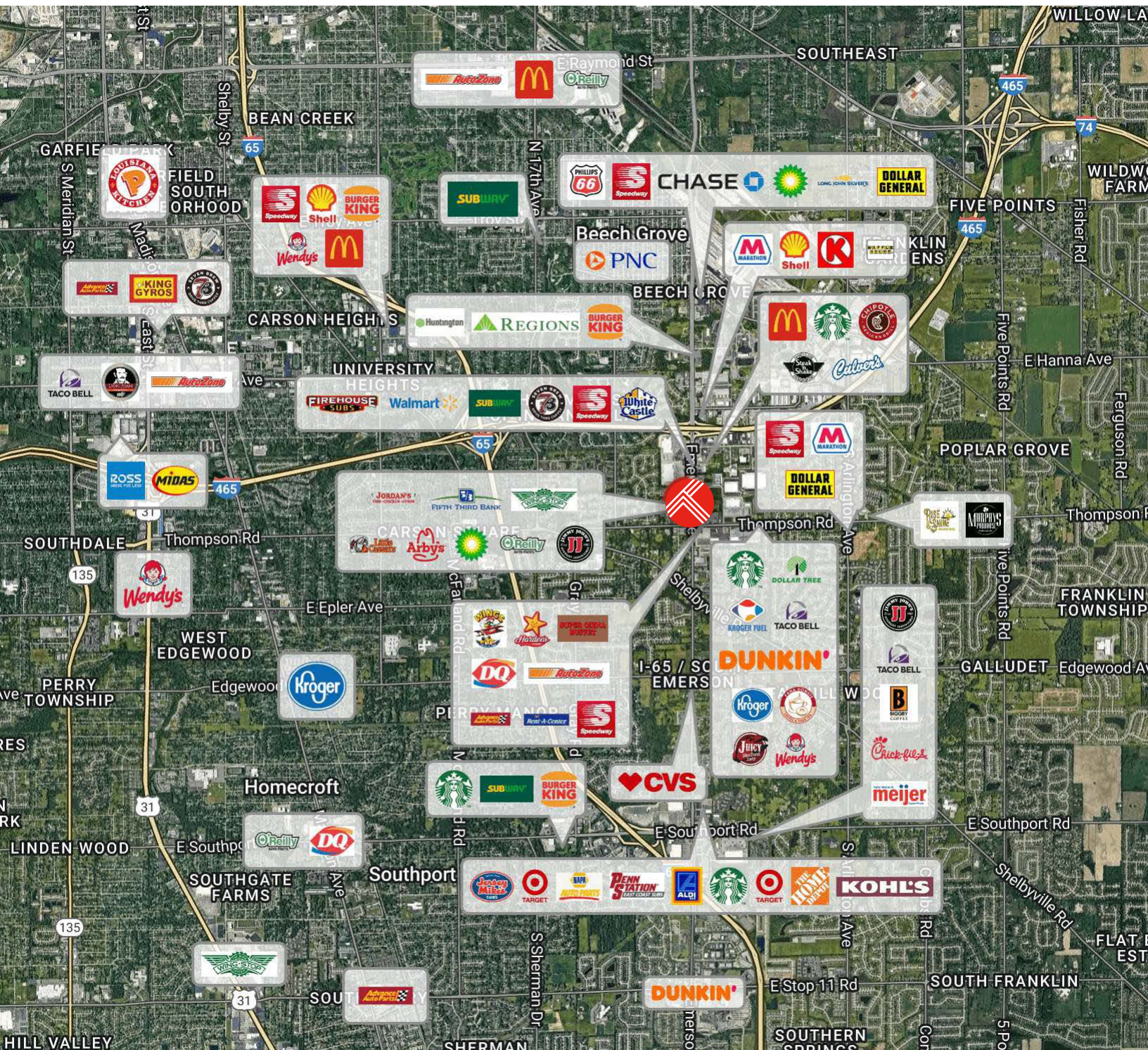






# 4830 S. Emerson Ave. Indianapolis, IN 46203

## Surrounding Businesses

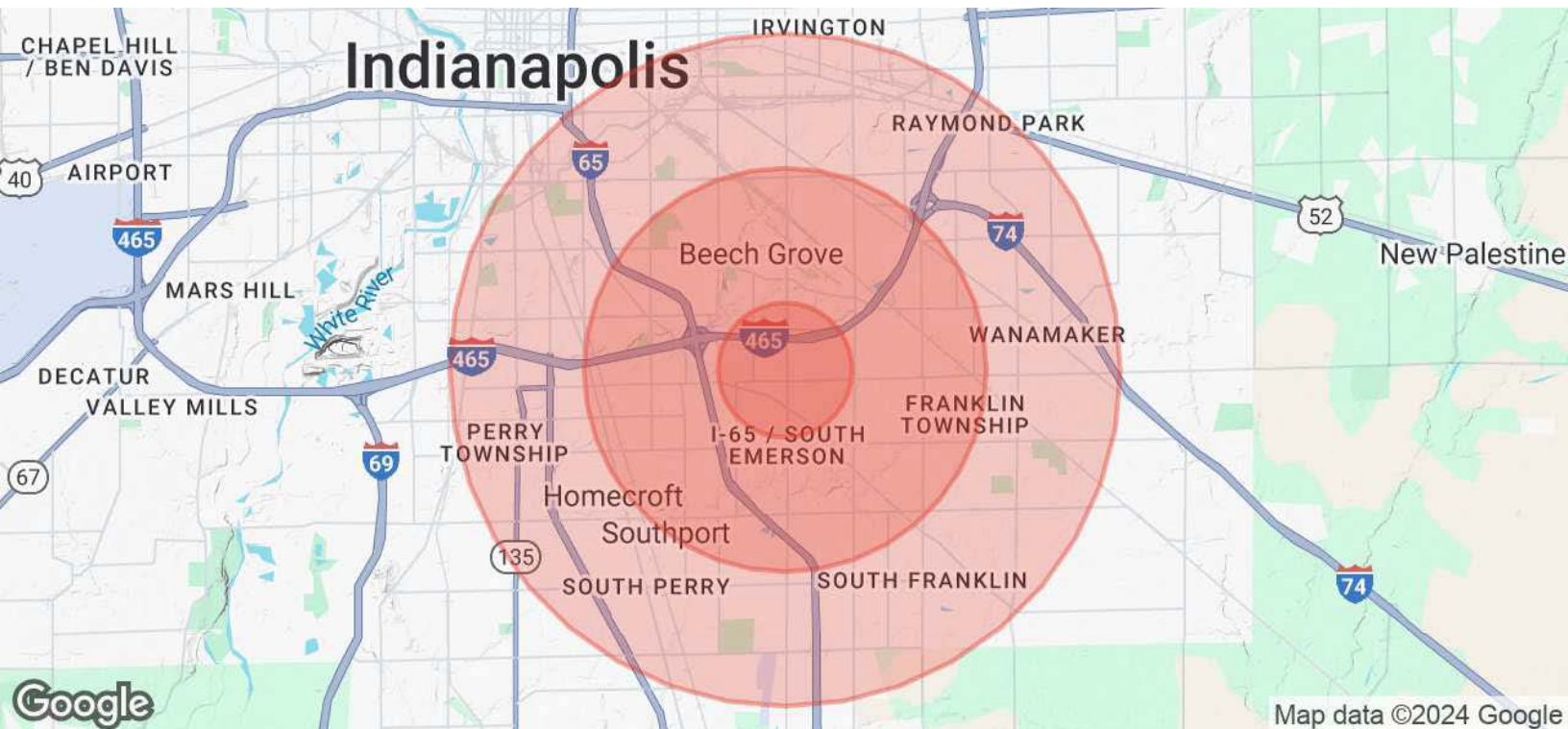






# 4830 S. Emerson Ave. Indianapolis, IN 46203

## Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,971	74,170	199,201
Average Age	39	38	38
Average Age (Male)	37	37	37
Average Age (Female)	40	40	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,612	28,717	77,335
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$78,023	\$90,430	\$89,164
Average House Value	\$227,566	\$242,984	\$243,103

Demographics data derived from AlphaMap

