

REDEVELOPMENT LAND

2554 N. Emerson Avenue Indianapolis, IN 46218



MIDLAND ATLANTIC
PROPERTIES



PROPERTY OVERVIEW

1.07 acre parcel available for lease and redevelopment.

PROPERTY HIGHLIGHTS

- Property Located at Signalized Intersection
- Across the Street from McDonald's, BP and Speedway Gas Station
- Just North of Interstate 70
- Exposure to High Commuter Traffic
- One of Only Two Interchanges on I-70 Between I-465 & Downtown Indianapolis
- Property Zoned C3

DEMOGRAPHICS

| | 1 MILE | 3 MILES |
|-------------------|----------|----------|
| Total Population | 9,262 | 100,590 |
| Average HH Income | \$52,644 | \$51,616 |
| Businesses | 327 | 3,615 |
| Employees | 2,814 | 35,670 |

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TRAFFIC COUNTS

| | |
|----------------|---------|
| Emerson Avenue | 23,904 |
| Interstate 70 | 156,846 |



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Indianapolis Office
3801 East 82nd Street, Suite B
Indianapolis, IN 46240

MIDLANDATLANTIC.COM

PATRICK BOYLE

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pjboyle@midlandatlantic.us

DEVELOPMENT • BROKERAGE • ACQUISITIONS • MANAGEMENT

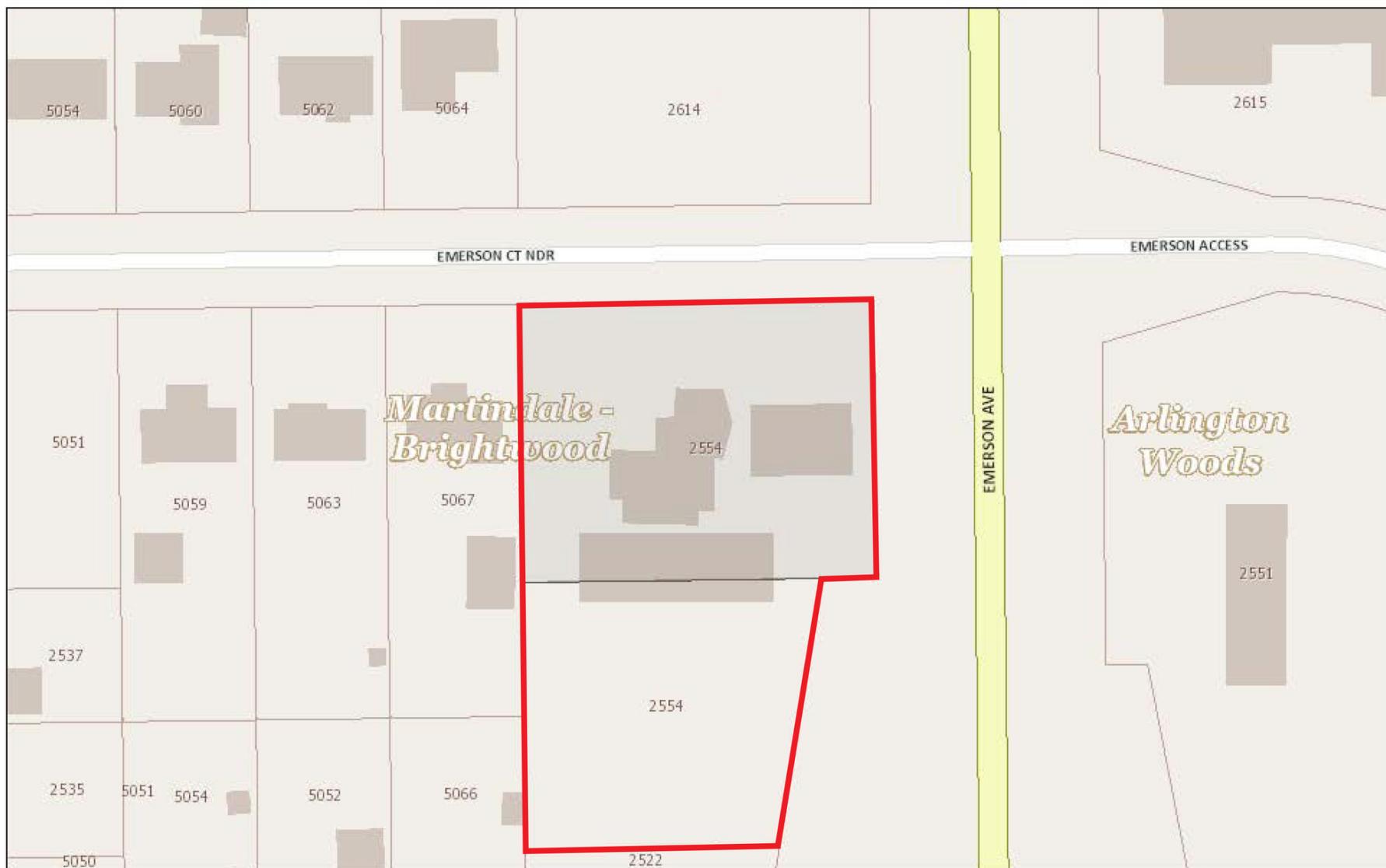
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5/3/2021

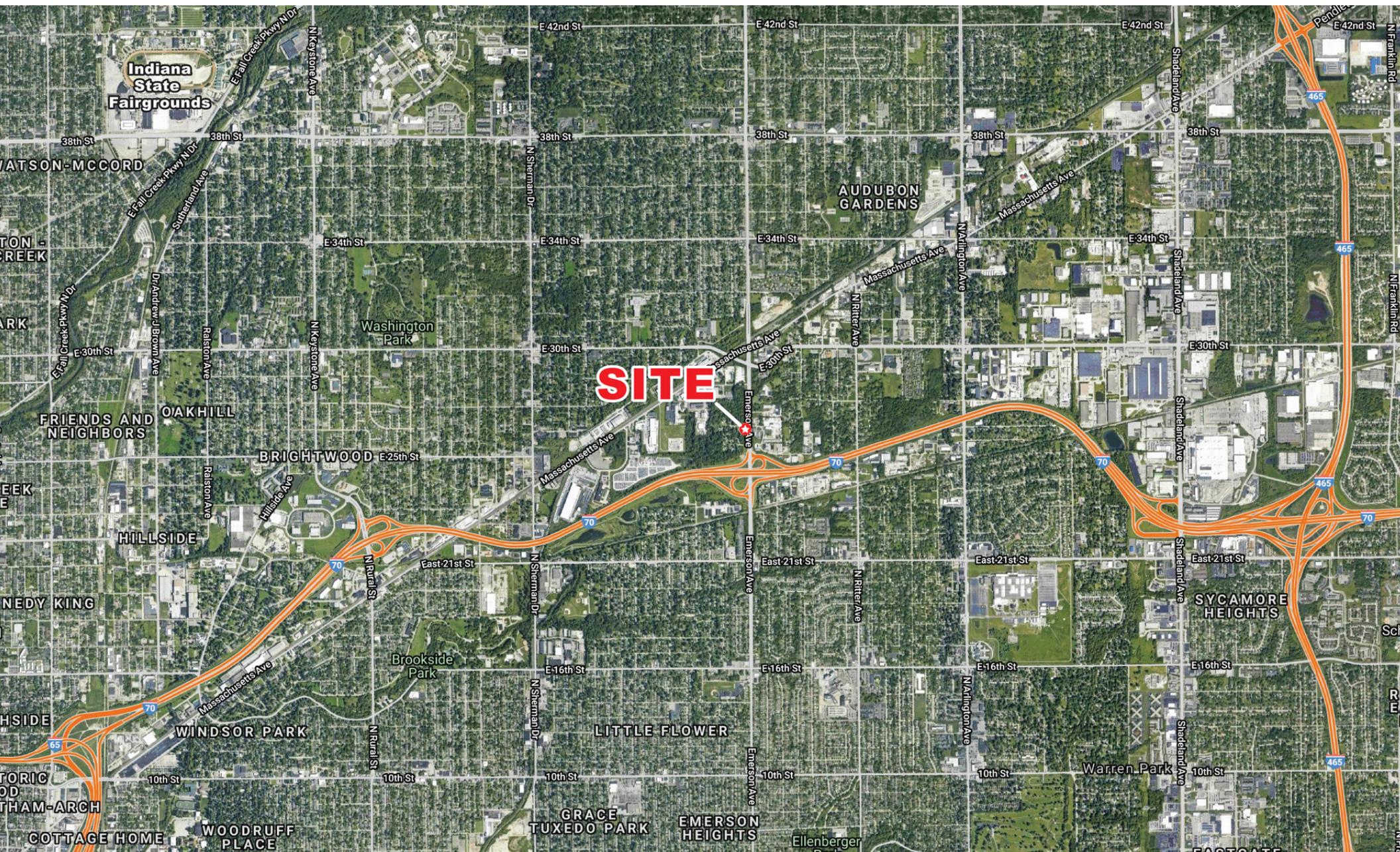
1:1,128
0 0.0075 0.015 0.03 0.06 km
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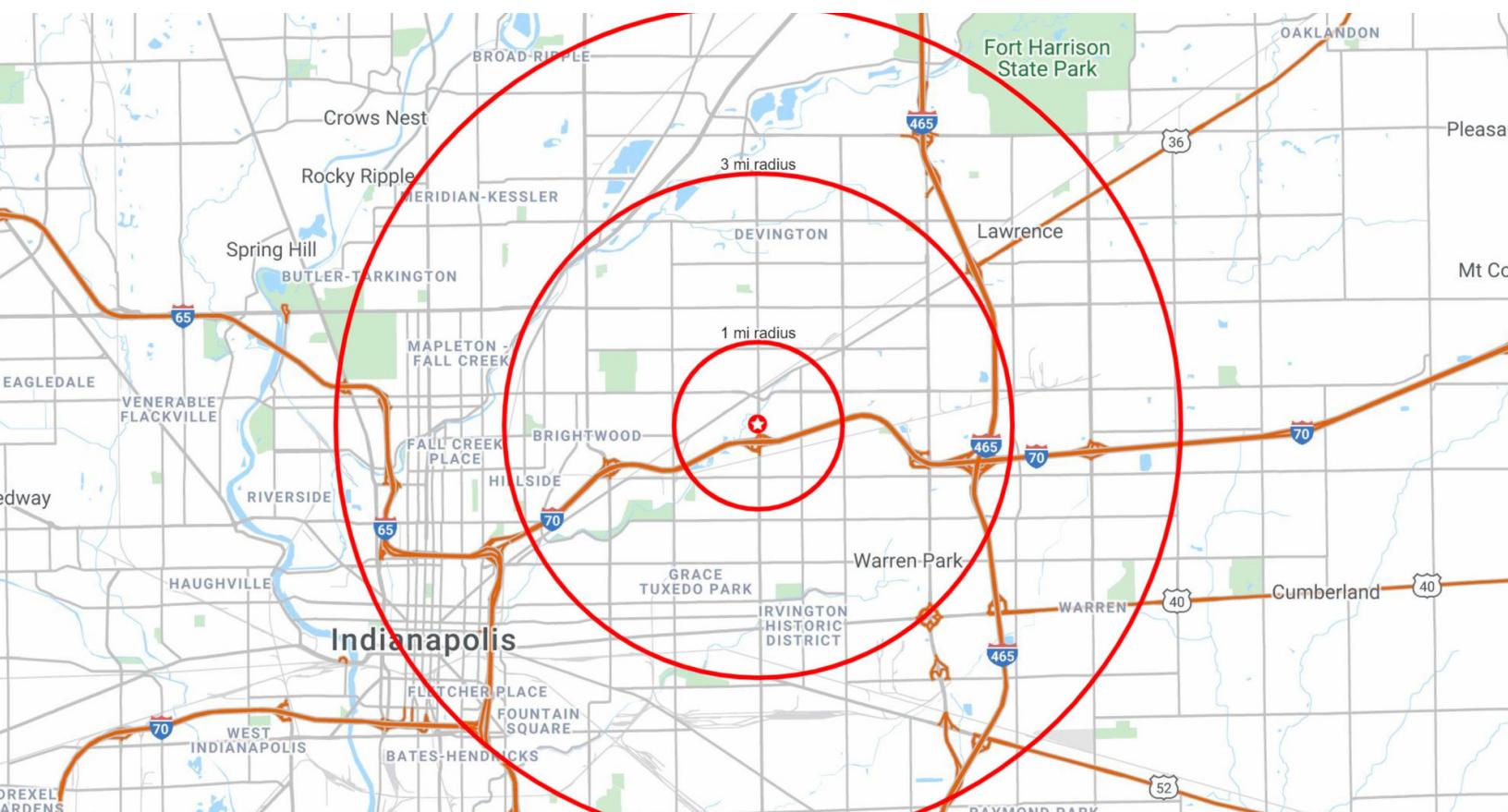


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POPULATION & HOUSING

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------------------------|----------|-----------|-----------|
| Total Population | 9,262 | 100,590 | 271,581 |
| Projected Annual Growth (2020-2025) | 2.0% | 2.2% | 1.5% |
| Total Households | 3,672 | 41,160 | 114,4 |
| Median Home Value | \$77,864 | \$102,830 | \$141,329 |

INCOME & BUSINESS

| | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|----------|----------|----------|
| Average HH income | \$52,644 | \$51,616 | \$65,689 |
| Daytime Population (16+ years) | 6,371 | 70,102 | 266,393 |
| Total Businesses | 327 | 3,615 | 14,247 |
| Total Employees | 2,814 | 35,670 | 180,162 |

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