



# 1011 N. Emerson Ave Indianapolis, IN 46219



## PROPERTY DESCRIPTION

The property at the corner of N. Emerson and 10th St. in Indianapolis is situated in a high visibility commercial area, offering an excellent opportunity for a retail or street retail investor. The location benefits from a steady flow of pedestrian and vehicular traffic. Nearby, the local community enjoys easy access to popular dining, shopping, and entertainment destinations such as Spring Brook GC. The area is well-known for its diverse mix of retail establishments, creating a dynamic and attractive retail landscape as well as Scecina High School and Community Hospital East. With this location, the property is poised to become a valuable addition to this commercial district, serving the diverse needs of the local customer base.

## PROPERTY HIGHLIGHTS

- Located at a signalized intersection
- High traffic counts
- Parking included behind the building

## OFFERING SUMMARY

Sale Price:	\$575,000
Lot Size:	6,024 SF
Building Size:	2,720 SF

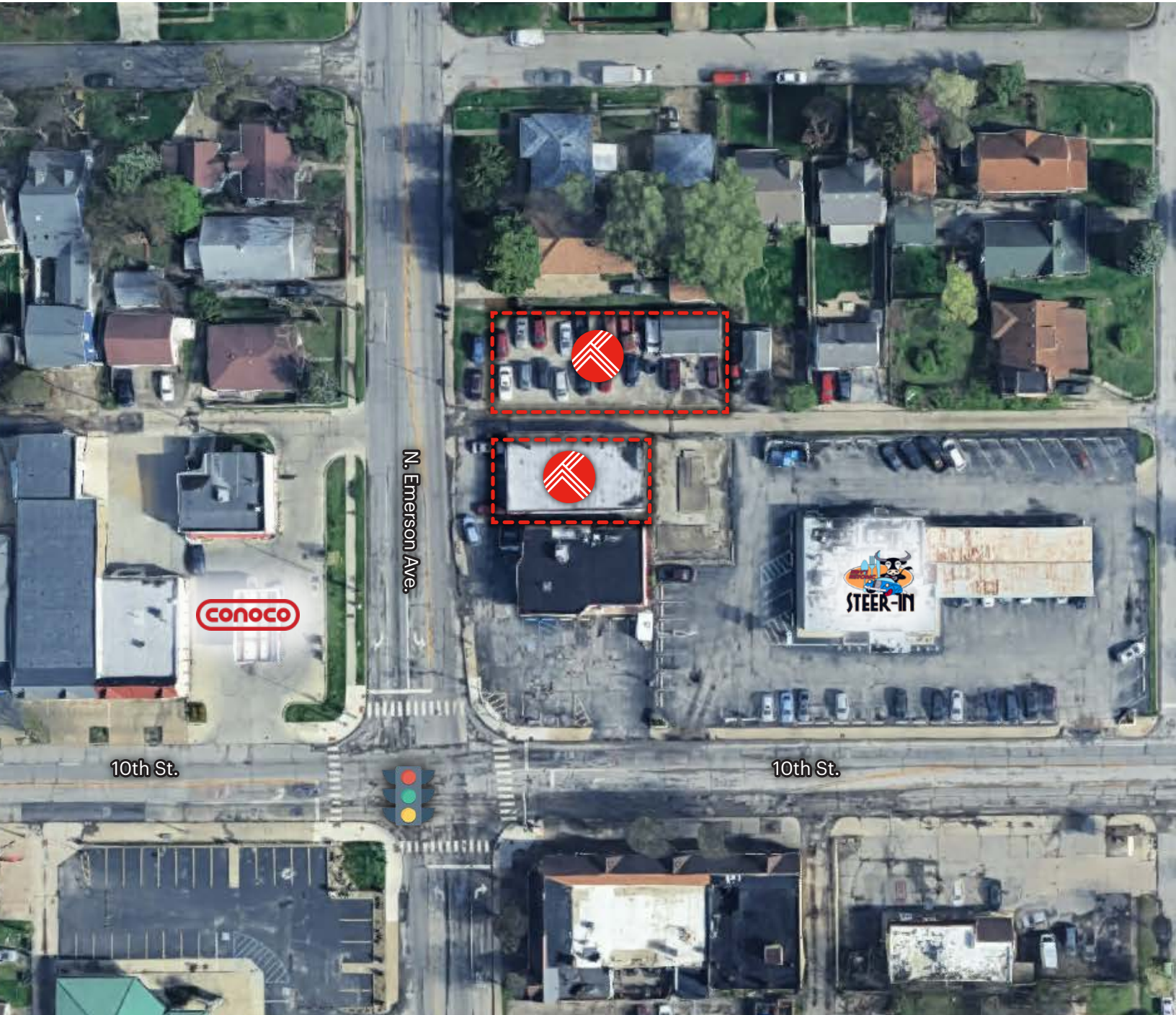
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	8,769	39,286	110,417
Total Population	18,368	91,721	254,542
Average HH Income	\$67,786	\$62,580	\$73,531





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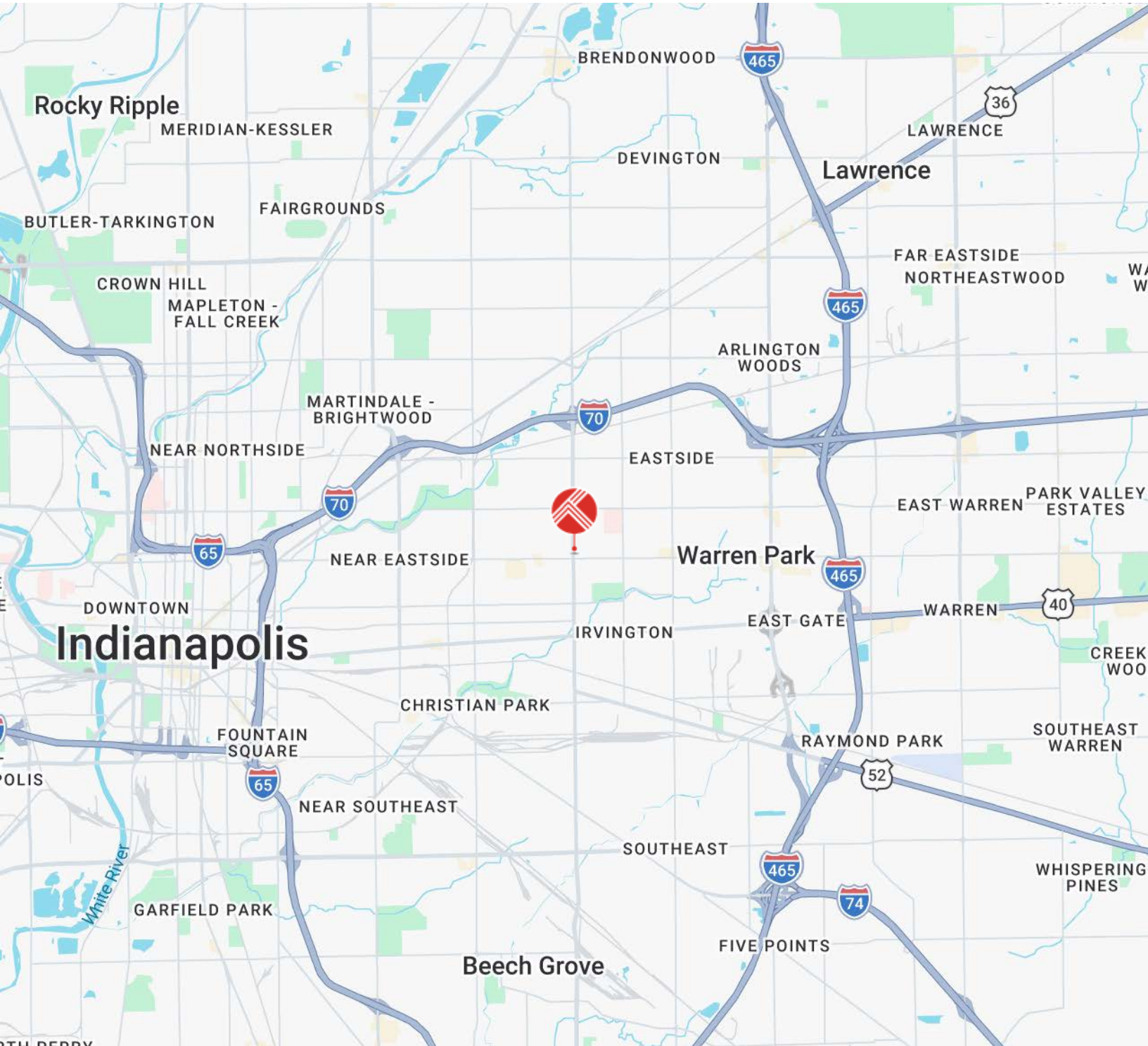
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## Area Map





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## Surrounding Businesses

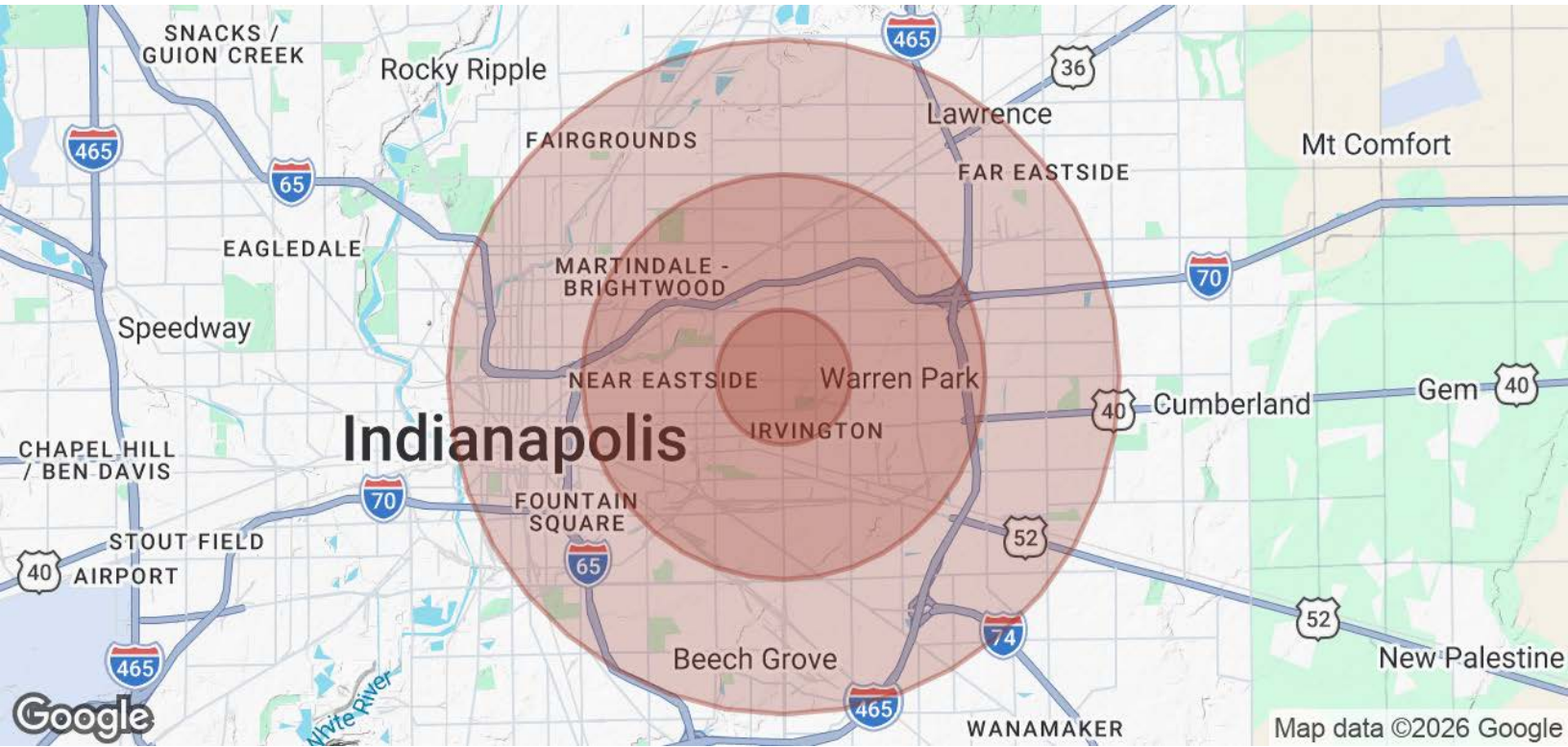




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### Demographics



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	18,368	91,721	254,542
Average Age	37.3	36.5	35.4
Average Age (Male)	37.3	36.0	34.1
Average Age (Female)	37.8	37.1	36.5
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	8,769	39,286	110,417
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$67,786	\$62,580	\$73,531
Average House Value	\$174,771	\$151,928	\$195,983

2023 American Community Survey (ACS)

