Property Information

BUILDING SF:	28,800
AVAILABLE SIZES: SF:	2,000 - 28,800
LEASE RATE:	$28.00 NNN
YEAR BUILT:	2024
TI ALLOWANCE:	$50/RSF
LEASE TERM:	7-10 Years
PARKING RATIO:	3.82/1,000
ZONING:	IC - Interstate Commercial

Property Highlights

- New Construction Medical Office - Divisible down to 2,000 +/- RSF
- Newest Medical Office Space on the Southside
- Immediate Hospital Proximity: <2 miles from Franciscan Health, 3 miles from Community South, 2 miles from OrthoIndy South Hospital
- 2 minutes from the County Line Road & I-65 Interchange
- Surrounded by high end retail and restaurants
- Shell Delivery + $50/RSF in Tenant Improvement Allowance

Demographics Highlights (2023, 5 miles)

- 179,000 Total Population
- $98,000 - Average HHI
- $73,631 - Median HHI
- *2023 Estimates from Esri

Owned & Developed by:

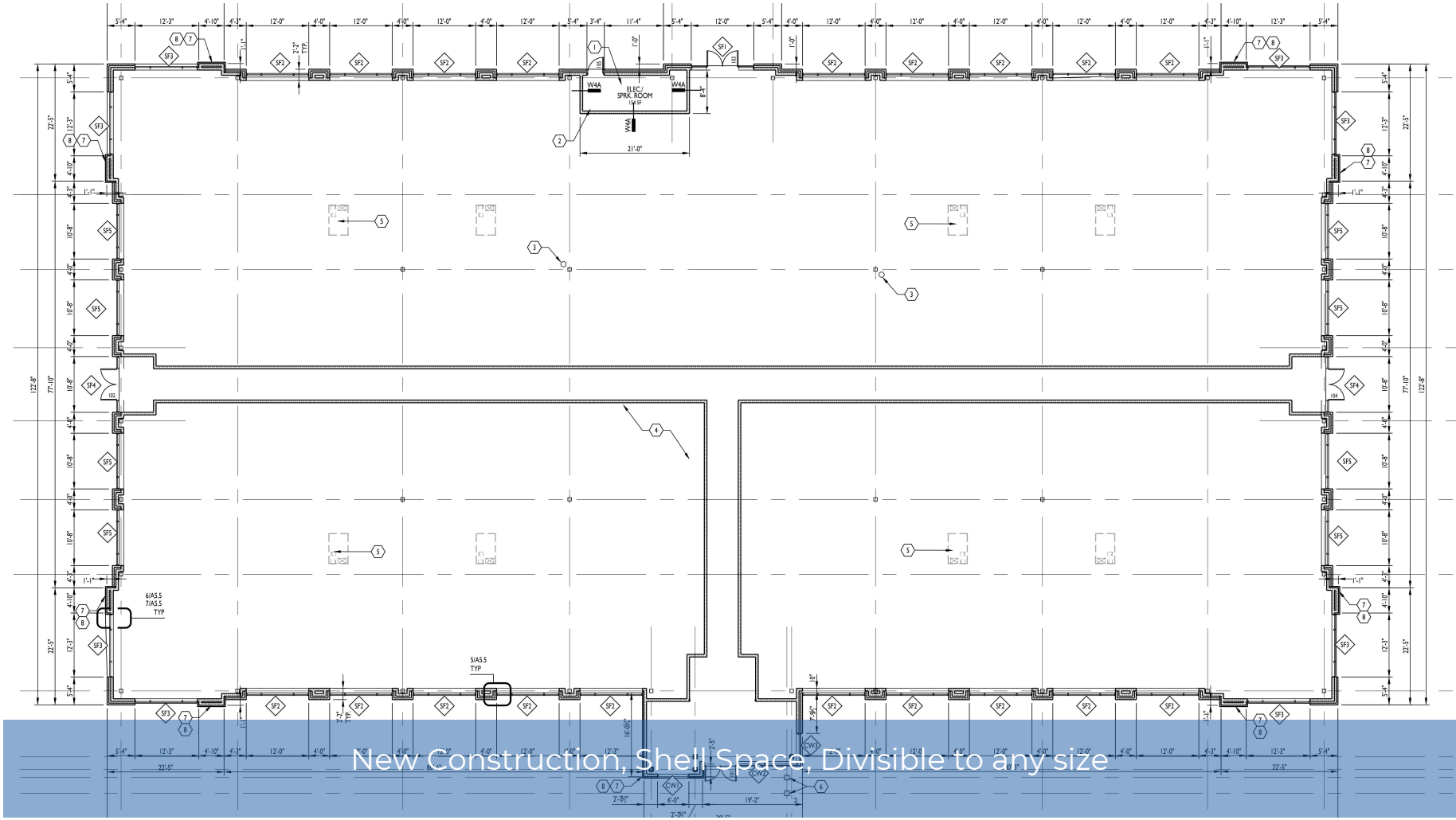
Allen

CREIGHTON SHOOK
(317) 249-9000
cshook@shookrg.com

CHRISTEN DITTMER
(317) 249-9000
cdittmer@shookrg.com

SHOOK REALTY GROUP

FLOOR PLAN



EXAMPLE SUITE SIZES

Suite	Size	Rate	Term	Use	Type	Condition
101	7,000	$28.00 /sf/yr	7-10 Years	Medical Office	NNN Lease	Cold Dark Shell
102	3,000	$28.00 /sf/yr	7-10 Years	Medical Office	NNN Lease	Cold Dark Shell
103	18,800	$28.00 /sf/yr	7-10 Years	Medical Office	NNN Lease	Cold Dark Shell

CREIGHTON SHOOK
(317) 249-9000
cshook@shookrg.com

CHRISTEN DITTMER
(317) 249-9000
cdittmer@shookrg.com

SHOOK REALTY GROUP

Example Building: Picture of Gateway Parke 1*

CREIGHTON SHOOK
(317) 249-9000
cshook@shookrg.com

CHRISTEN DITTMER
(317) 249-9000
cdittmer@shookrg.com

SHOOK REALTY GROUP

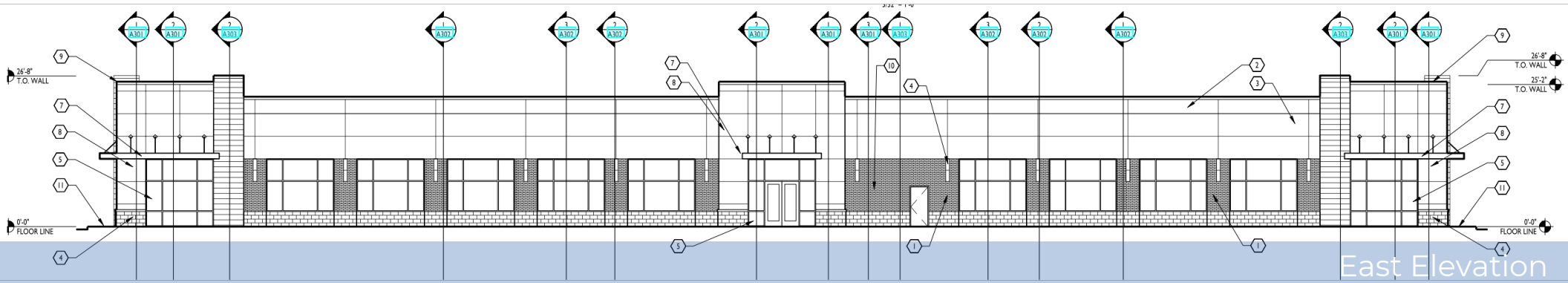
*Gateway Parke II - September 2024

*Gateway Parke II - September 2024

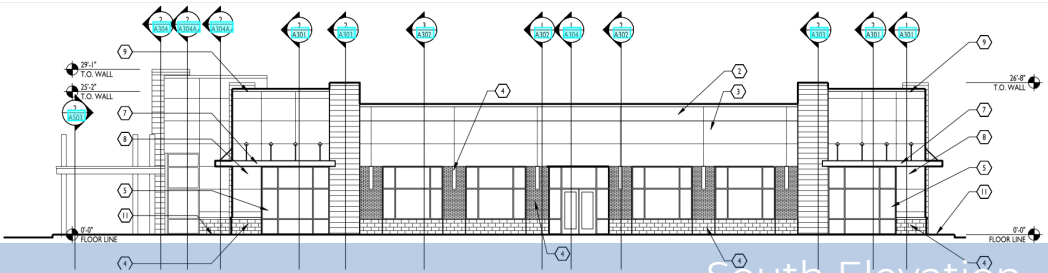
CREIGHTON SHOOK
(317) 249-9000
cshook@shookrg.com

CHRISTEN DITTMER
(317) 249-9000
cdittmer@shookrg.com

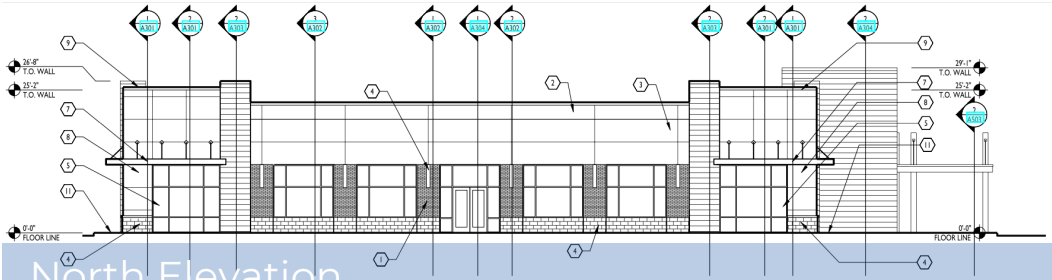
SHOOK REALTY GROUP



East Elevation



South Elevation



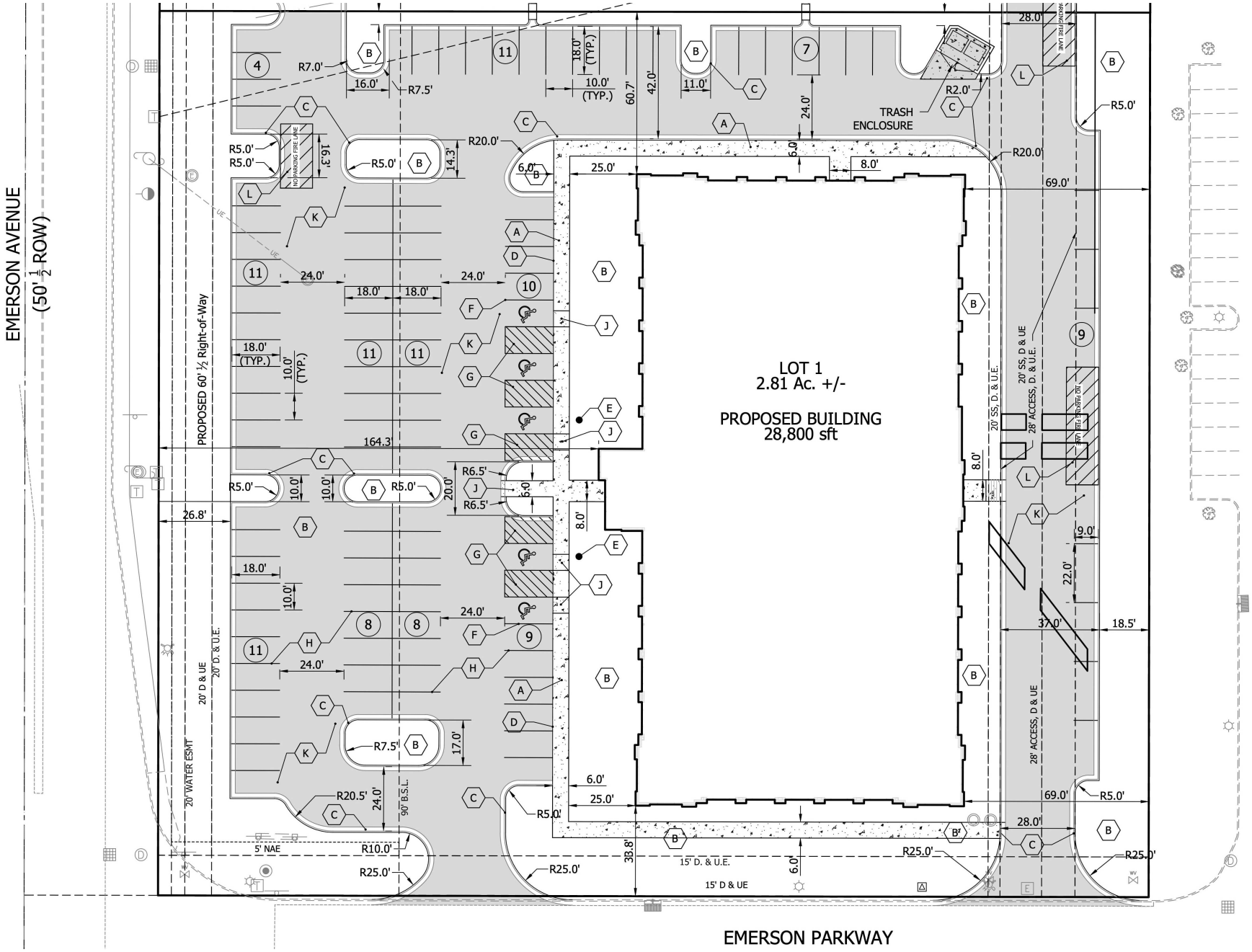
North Elevation

West Elevation

CREIGHTON SHOOK
(317) 249-9000
cshook@shookrg.com

CHRISTEN DITTMER
(317) 249-9000
cdittmer@shookrg.com

SHOOK REALTY GROUP



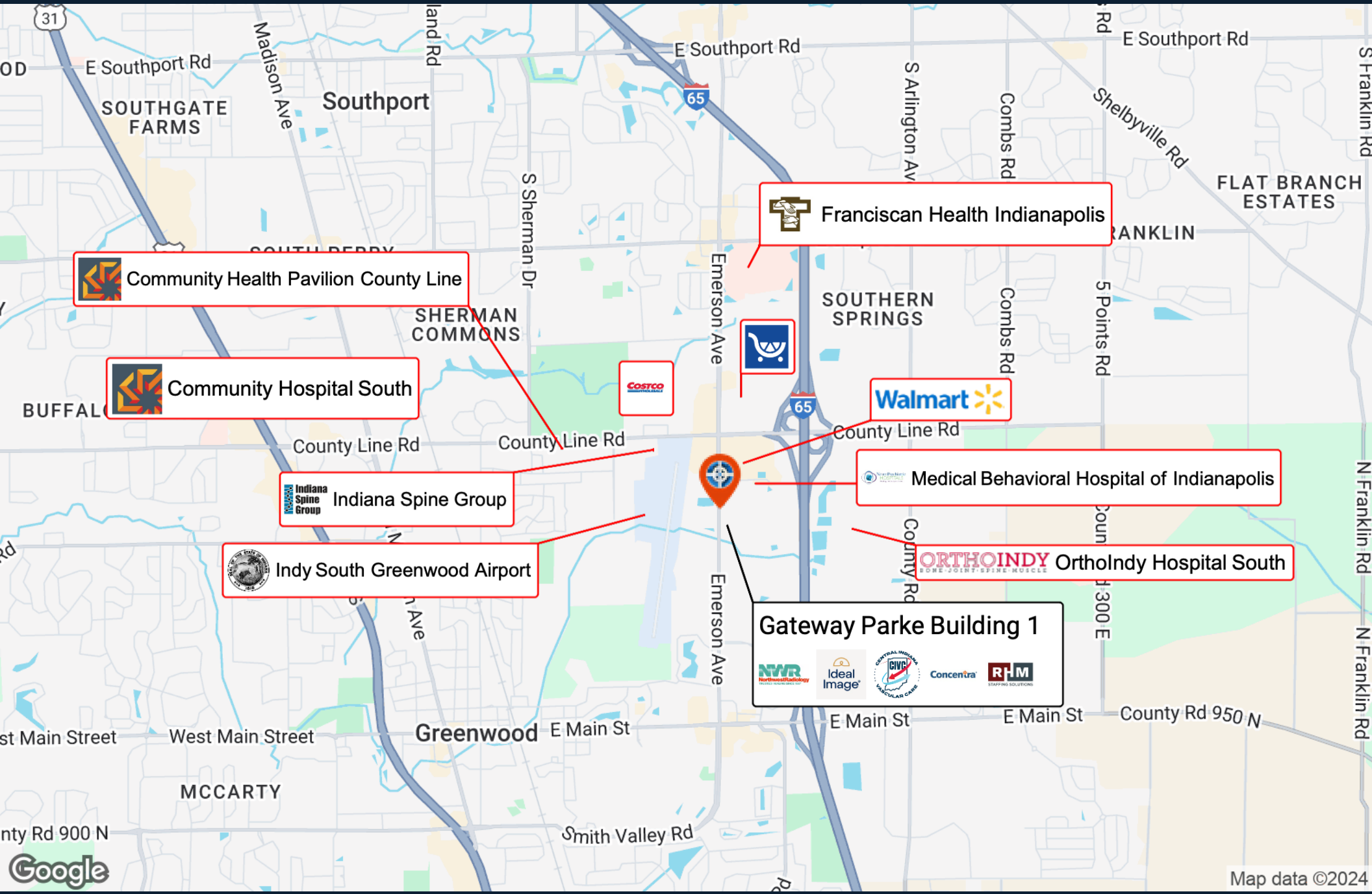
CREIGHTON SHOOK
(317) 249-9000
cshook@shookrg.com

CHRISTEN DITTMER
(317) 249-9000
cdittmer@shookrg.com

SHOOK REALTY GROUP

BUSINESS MAP

Gateway Parke Building 2
905 North Emerson Avenue | Greenwood, IN 46143



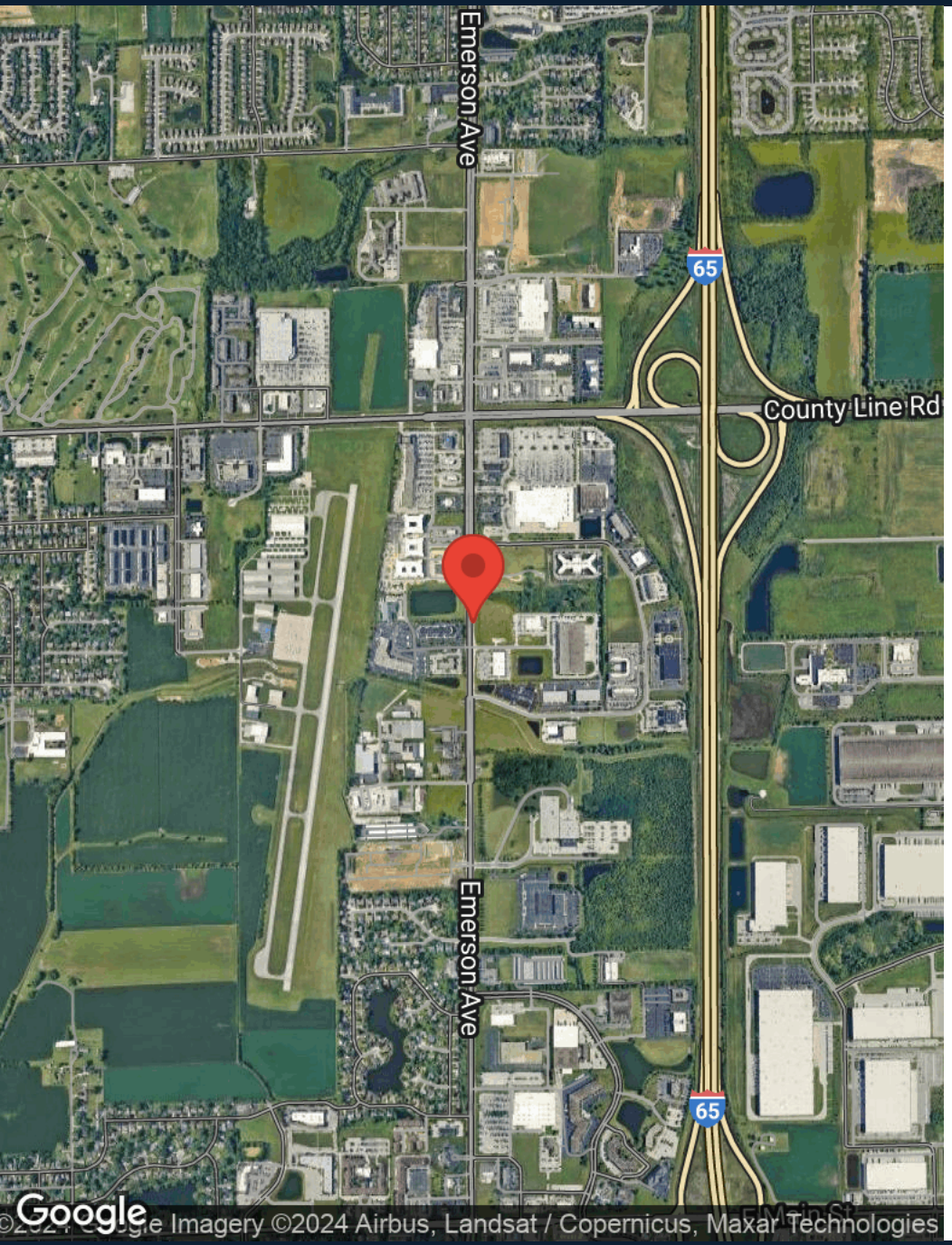
CREIGHTON SHOOK
(317) 249-9000
cshook@shookrg.com

CHRISTEN DITTMER
(317) 249-9000
cdittmer@shookrg.com

SHOOK REALTY GROUP

LOCATION MAPS

Gateway Parke Building 2
905 North Emerson Avenue | Greenwood, IN 46143



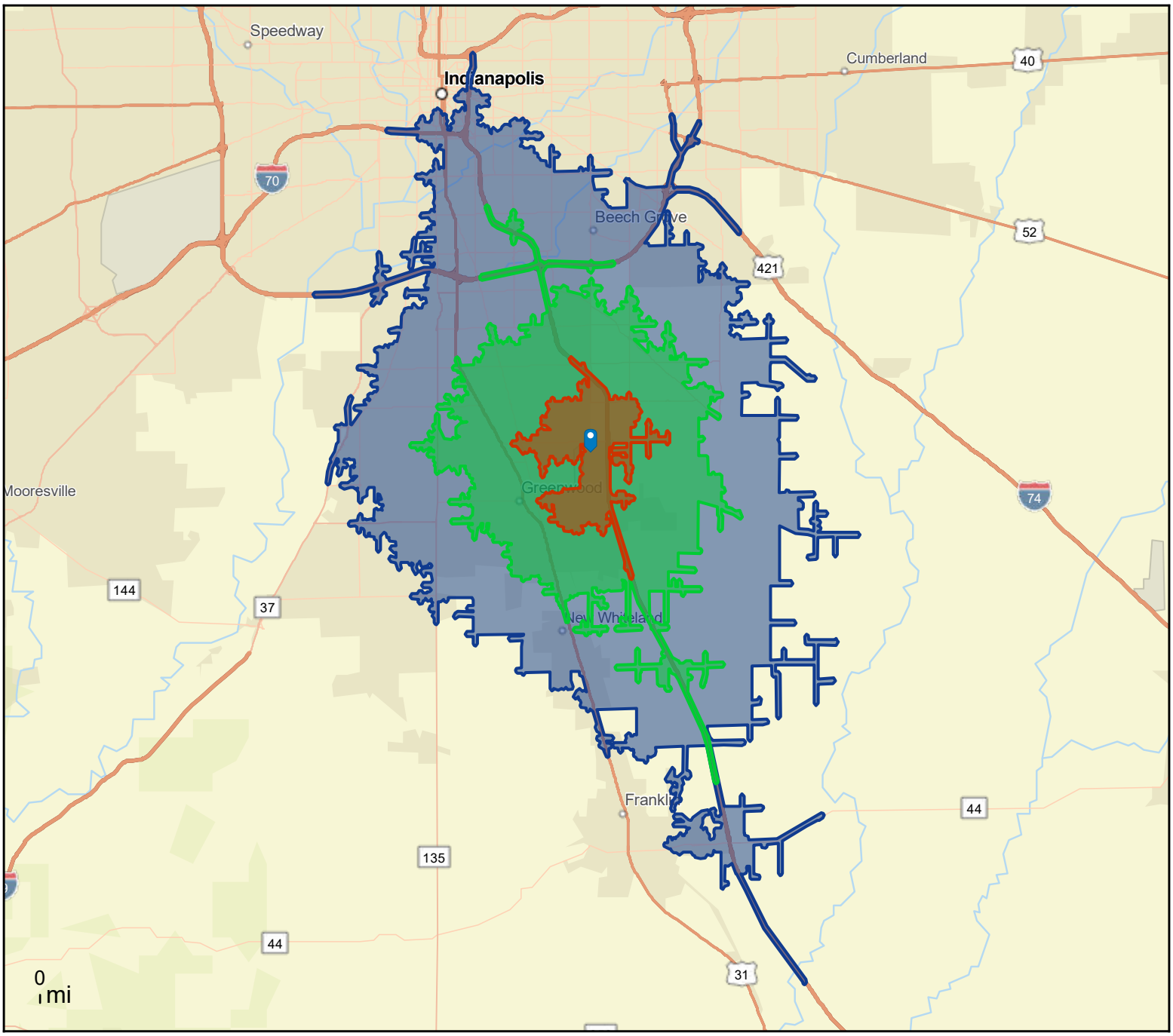
CREIGHTON SHOOK
(317) 249-9000
cshook@shookrg.com

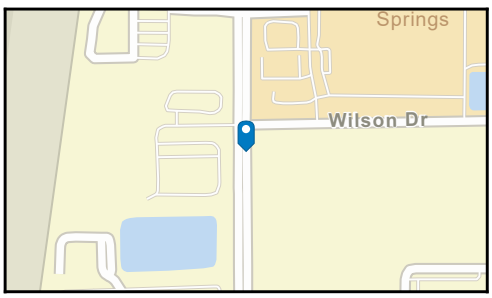
CHRISTEN DITTMER
(317) 249-9000
cdittmer@shookrg.com

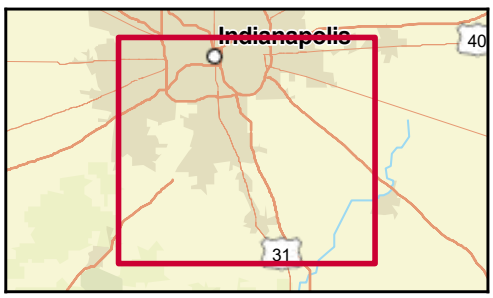
SHOOK REALTY GROUP

905 N Emerson Ave, Greenwood, Indiana, 46143 2
905 N Emerson Ave, Greenwood, Indiana, 46143
Drive time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 39.63256
Longitude: -86.08267







CREIGHTON SHOOK
(317) 249-9000
cshook@shookrg.com

CHRISTEN DITTMER
(317) 249-9000
cdittmer@shookrg.com

905 N Emerson Ave, Greenwood, Indiana, 46143 2
905 N Emerson Ave, Greenwood, Indiana, 46143
Drive time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 39.63256
Longitude: -86.08267

	5 minutes	10 minutes	15 minutes
Population			
2010 Population	12,983	94,452	252,741
2020 Population	15,286	107,362	281,147
2023 Population	15,983	109,918	288,202
2028 Population	16,399	110,664	290,285
2010-2020 Annual Rate	1.65%	1.29%	1.07%
2020-2023 Annual Rate	1.38%	0.73%	0.77%
2023-2028 Annual Rate	0.52%	0.14%	0.14%
2020 Male Population	48.0%	48.4%	48.9%
2020 Female Population	52.0%	51.6%	51.1%
2020 Median Age	35.3	35.7	35.4
2023 Male Population	48.3%	48.5%	49.0%
2023 Female Population	51.7%	51.5%	51.0%
2023 Median Age	37.9	37.2	37.3

In the identified area, the current year population is 288,202. In 2020, the Census count in the area was 281,147. The rate of change since 2020 was 0.77% annually. The five-year projection for the population in the area is 290,285 representing a change of 0.14% annually from 2023 to 2028. Currently, the population is 49.0% male and 51.0% female.

Median Age

The median age in this area is 37.3, compared to U.S. median age of 39.1.

Race and Ethnicity			
2023 White Alone	70.3%	70.4%	71.5%
2023 Black Alone	4.5%	4.8%	6.3%
2023 American Indian/Alaska Native Alone	0.2%	0.3%	0.4%
2023 Asian Alone	16.1%	15.1%	10.6%
2023 Pacific Islander Alone	0.1%	0.1%	0.1%
2023 Other Race	2.7%	3.0%	4.2%
2023 Two or More Races	6.1%	6.3%	7.0%
2023 Hispanic Origin (Any Race)	6.3%	6.4%	8.2%

Persons of Hispanic origin represent 8.2% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 54.7 in the identified area, compared to 72.1 for the U.S. as a whole.

Households			
2023 Wealth Index	57	74	76
2010 Households	5,918	37,917	98,723
2020 Households	6,747	42,386	108,919
2023 Households	6,959	43,220	111,608
2028 Households	7,201	43,819	113,060
2010-2020 Annual Rate	1.32%	1.12%	0.99%
2020-2023 Annual Rate	0.96%	0.60%	0.75%
2023-2028 Annual Rate	0.69%	0.28%	0.26%
2023 Average Household Size	2.26	2.52	2.54

The household count in this area has changed from 108,919 in 2020 to 111,608 in the current year, a change of 0.75% annually. The five-year projection of households is 113,060, a change of 0.26% annually from the current year total. Average household size is currently 2.54, compared to 2.54 in the year 2020. The number of families in the current year is 71,140 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.
Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.

905 N Emerson Ave, Greenwood, Indiana, 46143 2
905 N Emerson Ave, Greenwood, Indiana, 46143
Drive time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 39.63256
Longitude: -86.08267

	5 minutes	10 minutes	15 minutes
Mortgage Income			
2023 Percent of Income for Mortgage	16.7%	19.2%	19.2%
Median Household Income			
2023 Median Household Income	$68,696	$70,566	$68,836
2028 Median Household Income	$78,448	$79,041	$78,619
2023-2028 Annual Rate	2.69%	2.29%	2.69%
Average Household Income			
2023 Average Household Income	$85,337	$93,631	$93,295
2028 Average Household Income	$98,761	$107,872	$108,354
2023-2028 Annual Rate	2.96%	2.87%	3.04%
Per Capita Income			
2023 Per Capita Income	$37,406	$36,936	$36,190
2028 Per Capita Income	$43,634	$42,857	$42,260
2023-2028 Annual Rate	3.13%	3.02%	3.15%
GINI Index			
2023 Gini Index	36.1	37.2	38.3
Households by Income			

Current median household income is $68,836 in the area, compared to $72,603 for all U.S. households. Median household income is projected to be $78,619 in five years, compared to $82,410 for all U.S. households

Current average household income is $93,295 in this area, compared to $107,008 for all U.S. households. Average household income is projected to be $108,354 in five years, compared to $122,048 for all U.S. households

Current per capita income is $36,190 in the area, compared to the U.S. per capita income of $41,310. The per capita income is projected to be $42,260 in five years, compared to $47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	146	126	125
2010 Total Housing Units	6,427	41,379	108,721
2010 Owner Occupied Housing Units	3,110	22,587	62,757
2010 Renter Occupied Housing Units	2,808	15,331	35,966
2010 Vacant Housing Units	509	3,462	9,998
2020 Total Housing Units	7,158	44,762	116,394
2020 Owner Occupied Housing Units	3,414	24,716	67,855
2020 Renter Occupied Housing Units	3,333	17,670	41,064
2020 Vacant Housing Units	357	2,307	7,475
2023 Total Housing Units	7,339	45,660	118,992
2023 Owner Occupied Housing Units	3,806	26,190	72,786
2023 Renter Occupied Housing Units	3,153	17,030	38,822
2023 Vacant Housing Units	380	2,440	7,384
2028 Total Housing Units	7,528	46,279	120,310
2028 Owner Occupied Housing Units	3,967	26,948	74,852
2028 Renter Occupied Housing Units	3,234	16,870	38,209
2028 Vacant Housing Units	327	2,460	7,250
Socioeconomic Status Index			
2023 Socioeconomic Status Index	53.5	52.8	51.3

Currently, 61.2% of the 118,992 housing units in the area are owner occupied; 32.6%, renter occupied; and 6.2% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 116,394 housing units in the area and 6.4% vacant housing units. The annual rate of change in housing units since 2020 is 0.68%. Median home value in the area is $220,112, compared to a median home value of $308,943 for the U.S. In five years, median value is projected to change by 3.21% annually to $257,736.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.
Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.