



AVAILABLE SF

12,900 SF

LEASE RATE

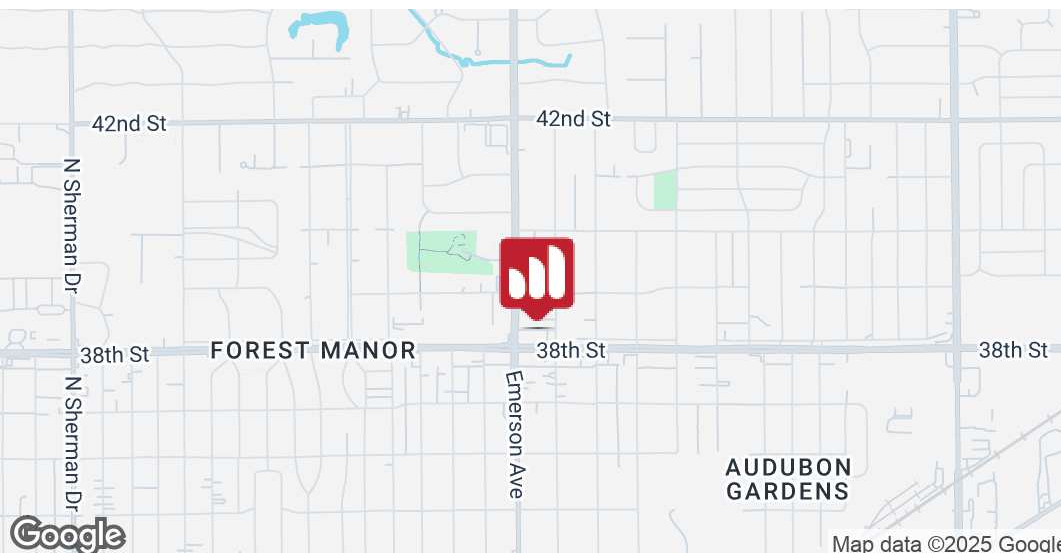
NEGOTIABLE

PROPERTY HIGHLIGHTS

- Former stand-alone CVS available for sublease through 1/31/2032
- Busy location at 38th St. & Emerson Blvd., with ingress & egress on both streets
- Also, easy access from side street-Grand Ave.
- Ample parking

FOR SUBLEASE**38TH ST.
CVS SUBLEASE**

5110 E. 38th St.,
Indianapolis, IN
46218

**PETE ALVEAL**

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38TH ST CVS SUBLEASE

5110 E. 38th St., Indianapolis, IN 46218

FOR SUBLEASE



PROPERTY DESCRIPTION

Introducing a prime commercial space at 5110 E. 38th St. in Indianapolis. This stand-alone building was a former CVS location & offers a highly visible & bustling location at the intersection of 38th St. & Emerson Blvd. The property boasts ample parking, making it an ideal choice for businesses seeking high foot traffic & accessibility. Available for sublease through 1/31/2032, this property presents an exceptional opportunity for businesses looking to establish a strong presence in this vibrant area. Don't miss out on this remarkable leasing opportunity!

LOCATION DESCRIPTION

This bustling area offers a diverse array of nearby amenities & attractions. Situated at the busy intersection of 38th St. & Emerson Blvd. With its dynamic mix of retail & entertainment offerings, the area surrounding the location provides an enticing backdrop for businesses seeking to connect with a diverse & active customer base.

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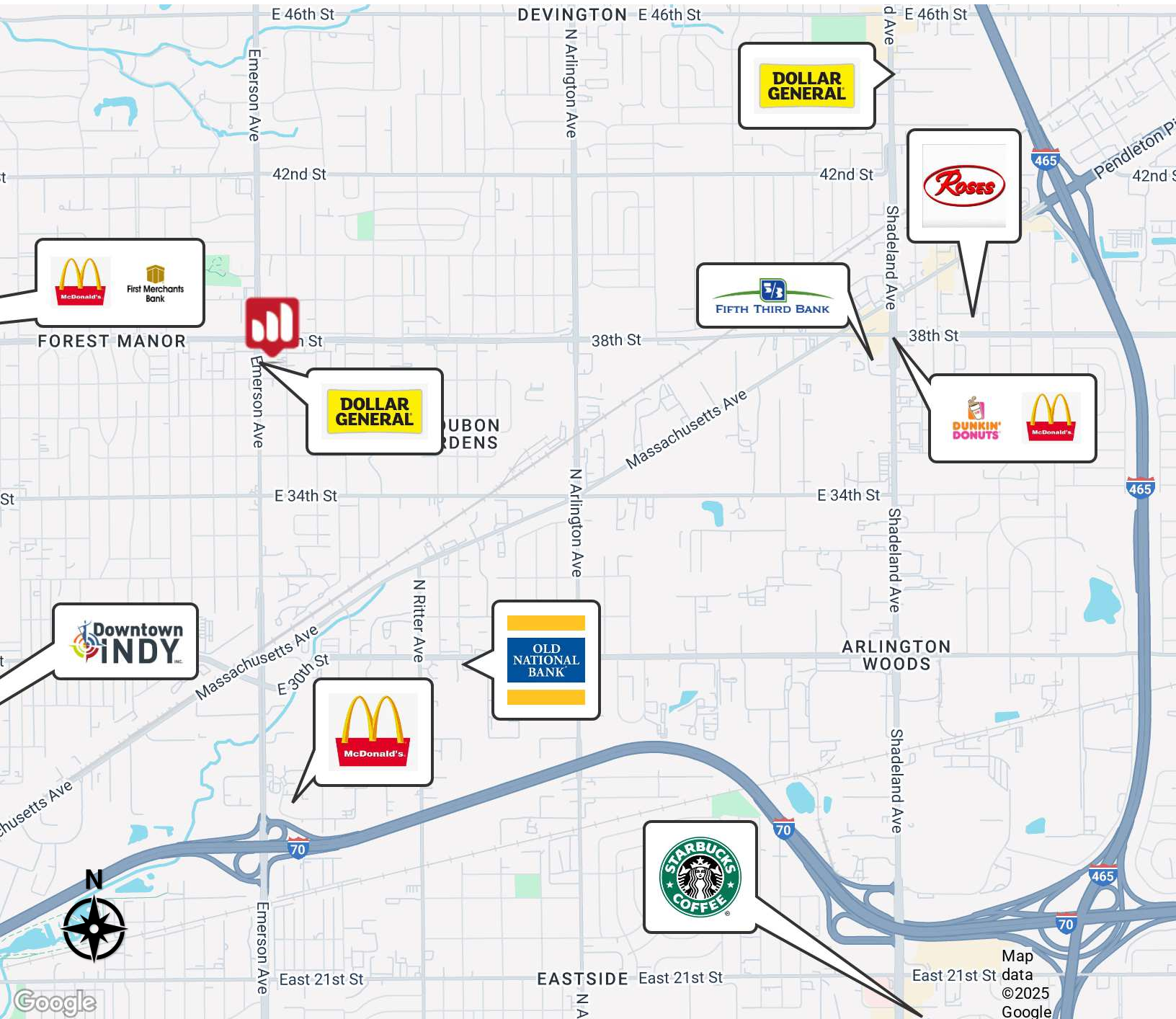
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FOR SUBLEASE



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	85,249	273,611	830,908
Average Age	39	38	38
Average Age (Male)	37	37	37
Average Age (Female)	40	39	39

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	36,269	119,183	343,082
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$59,639	\$82,588	\$94,746
Average House Value	\$204,887	\$268,492	\$284,116

Demographics data derived from AlphaMap

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