



S. Emerson Ave. & Edgewood Ave.  
 Heeringa Farms Development  
 Indianapolis, IN 46237  
 For Lease, BTS or Ground Lease



### PROPERTY DESCRIPTION

Up to four outlots available in the 27+acre Heeringa Farms mixed used development, just 7 miles from downtown Indianapolis.

These outlots face South Emerson Avenue at the intersection of South Emerson and Edgewood Avenue with almost 40,000 VPD.

**There is a proposed siteplan, however the outlot and building sizes can be adjusted to fit a client's needs.**

### Proposed Outlot Division

- Outlot 1 • 2,050 SF 1.19 AC
- Outlot 2 • 17,840 SF 2.39 AC
- Outlot 3 • 3,523 SF 1.13 AC
- Outlot 4 • 2,000 SF 1.02 AC

### OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,000 - 17,840 SF
Lot Size:	5.73 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,962	31,721	76,484
Total Population	6,580	75,403	182,017
Average HH Income	\$73,497	\$70,186	\$64,834

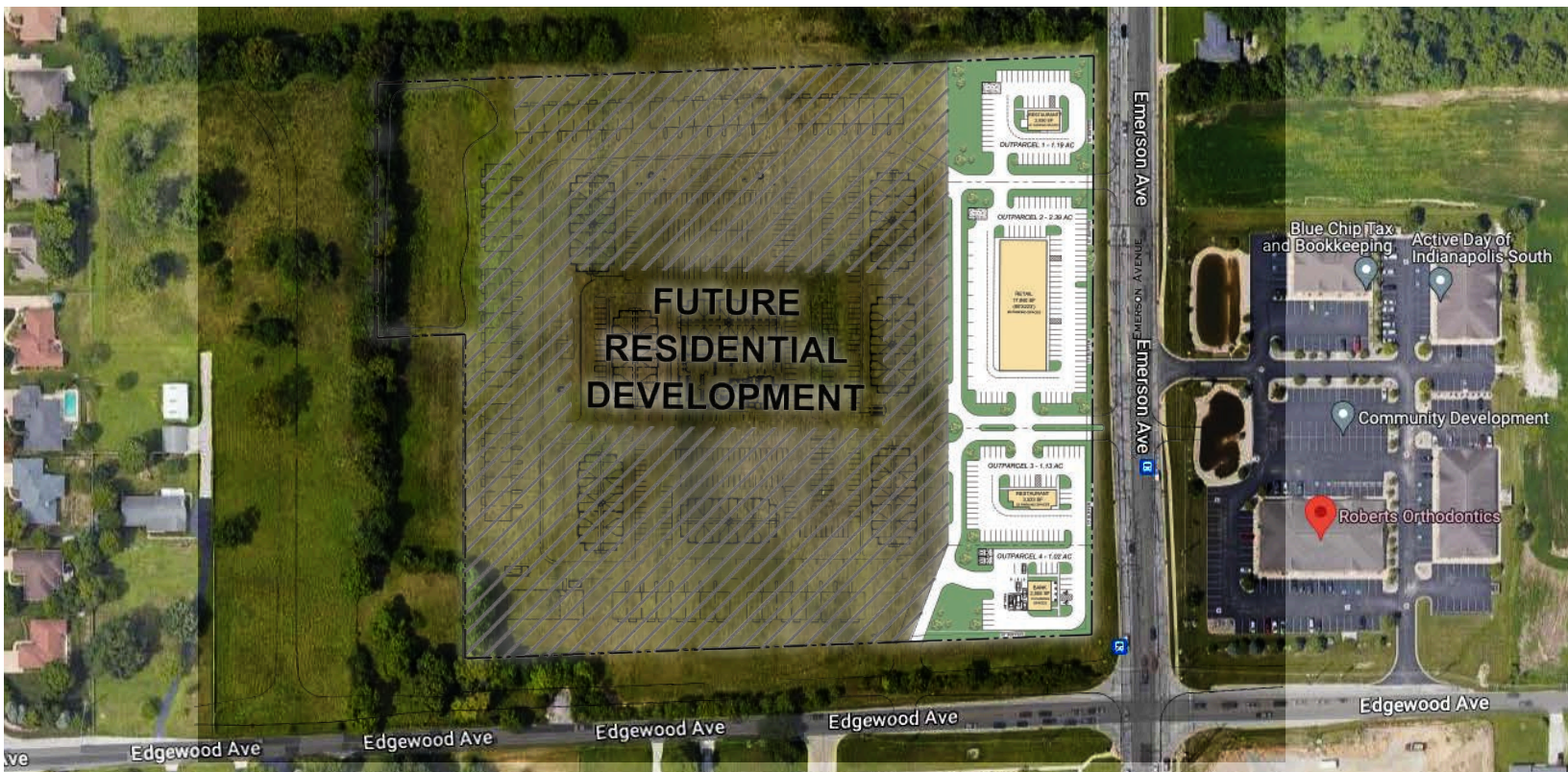
BROKERAGE | MANAGEMENT | DEVELOPMENT

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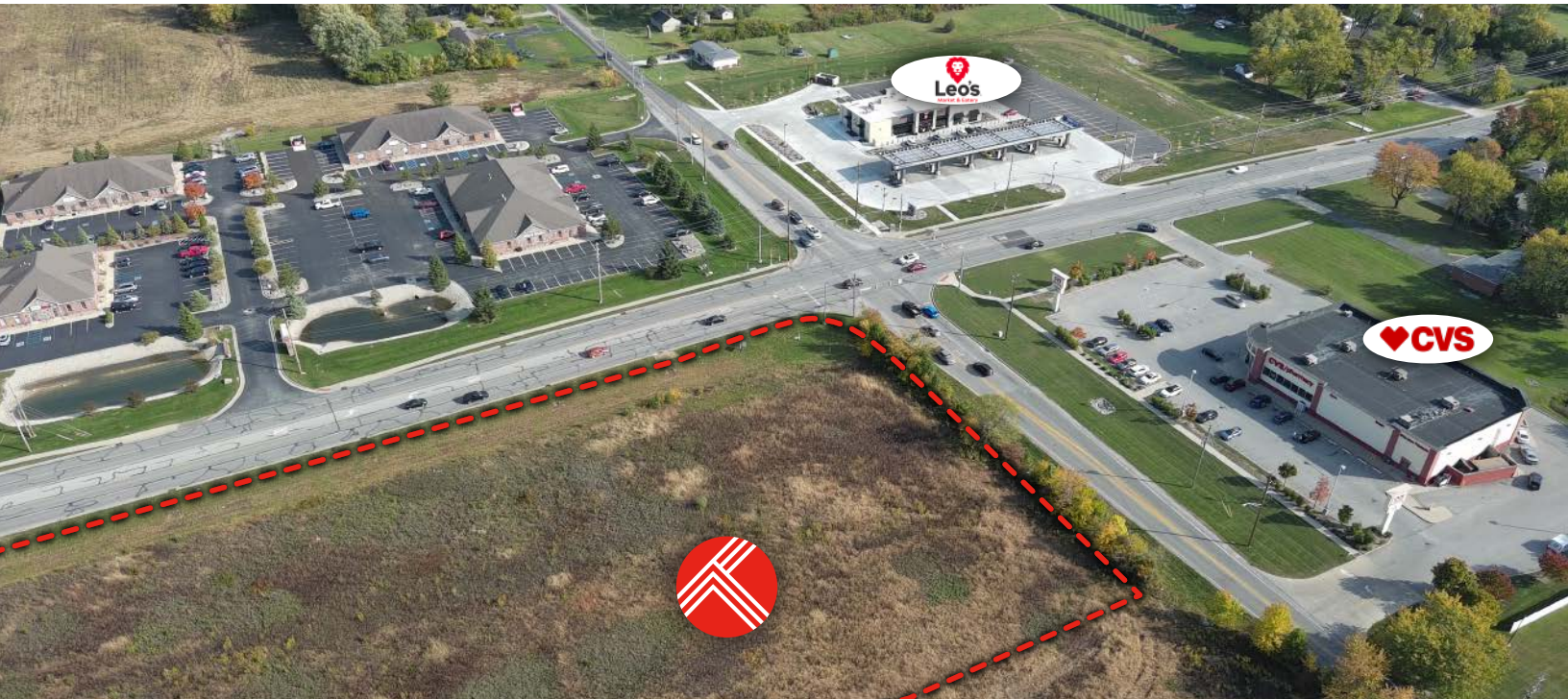
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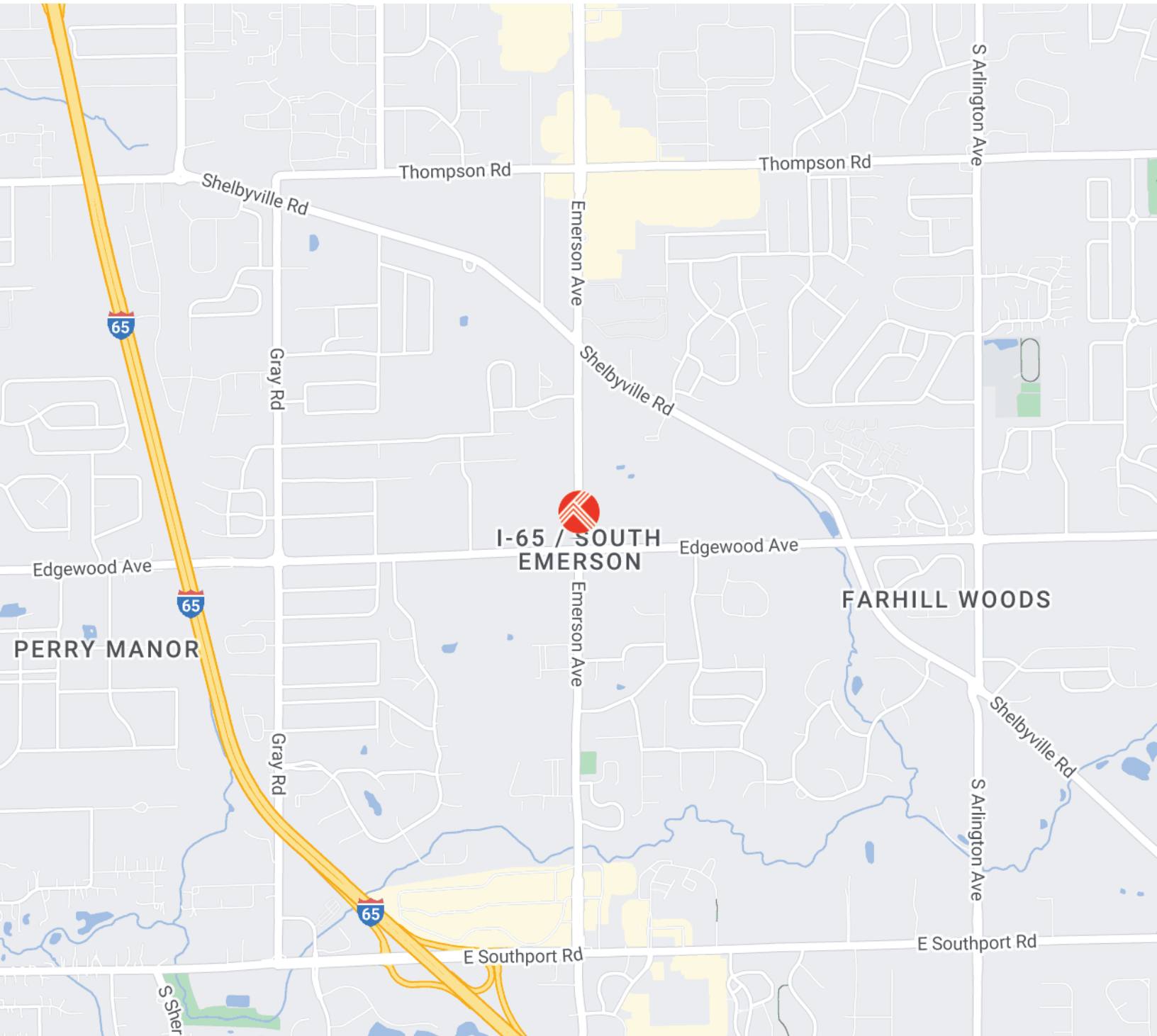




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## Regional Map



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Area Retailers



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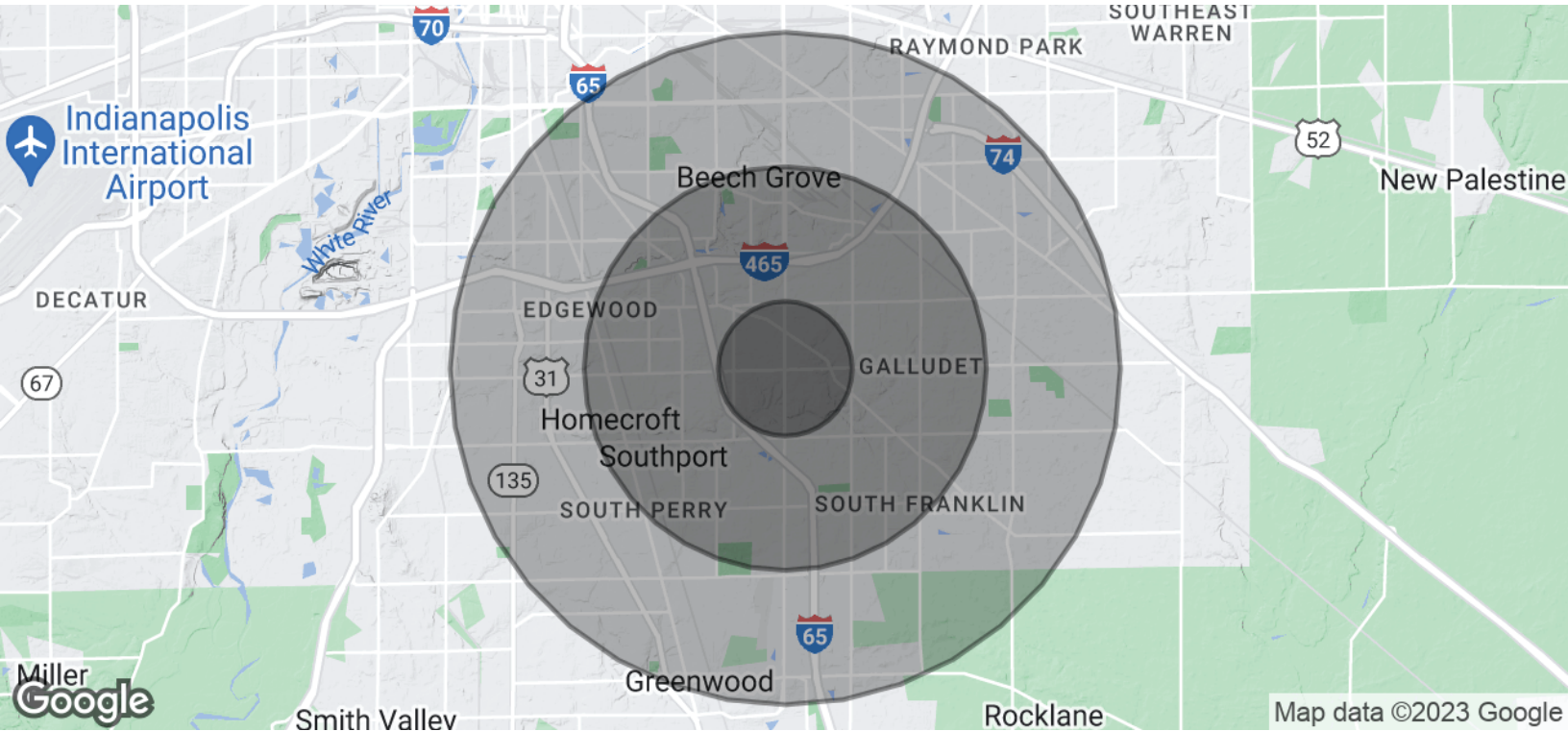
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Demographics



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	6,580	75,403	182,017
Average Age	45.1	37.1	36.1
Average Age (Male)	44.9	36.1	35.0
Average Age (Female)	45.6	38.1	37.3
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	2,962	31,721	76,484
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$73,497	\$70,186	\$64,834
Average House Value	\$165,752	\$149,992	\$151,665

\* Demographic data derived from 2020 ACS - US Census

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