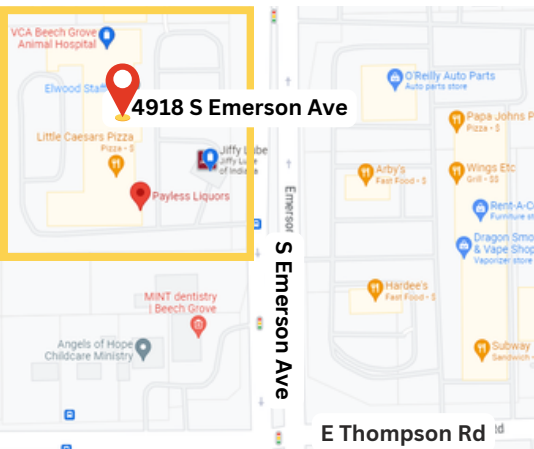


1,400 SQ FT



## ABOUT THE PROPERTY

- Tenants Include: Payless Liquors, VCA Animal Hospital, Elwood Staffing, Wing Stop, Jimmy John's, Dr. Tavel Eye Care, and more!
- Easily accessibility to I-74, I-465, & I-65
- Located NW Corner of Emerson & Thompson
- Strong retail area, fast growing residential area

## OUR PROPERTY FEATURES

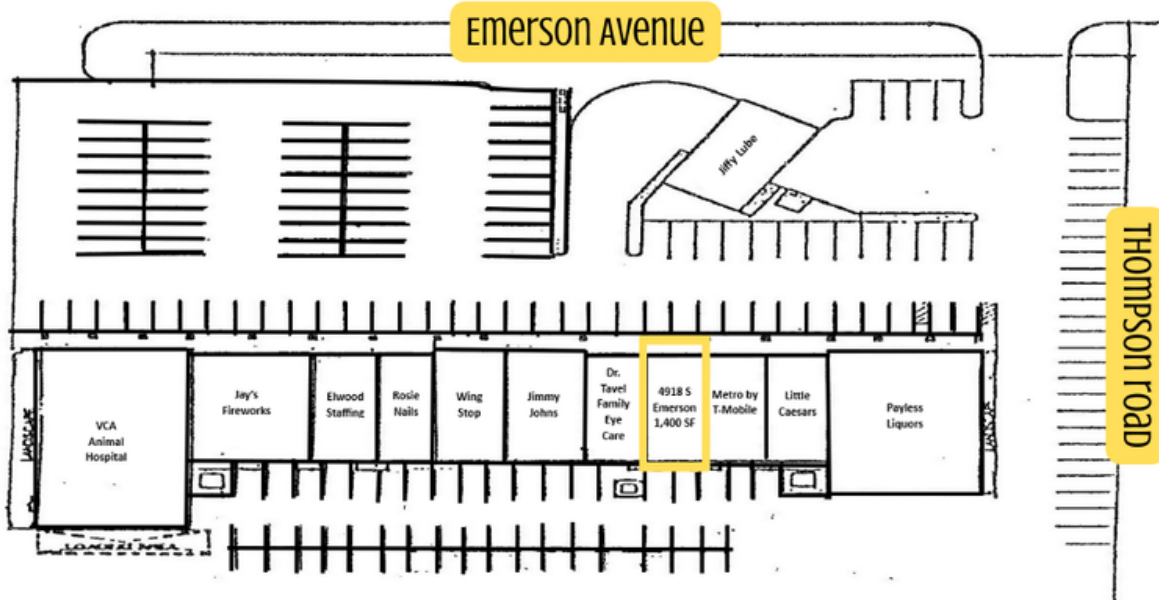
- 28,250 sq ft shopping center
- Parking Spaces: 5/1,000 sq ft
- Pylon signage available
- Excellent visibility
- Traffic count exceeds 31,000 VPD

# EMERSON SHOPPES

4902-4930 S Emerson Ave, Indianapolis, IN 46203

Emerson Shoppes : 28,250 SF

4902-4930 S Emerson Ave, Indianapolis, IN 46203



## OFFERING SUMMARY:

Building Size: 28,250 SQ FT  
Available SQ FT: 1,400 SQ FT  
Lot Size: 3.60 AC  
Constructed: 1995  
Zoning: C4

| UNIT        | TENANT                | SQ FT              |
|-------------|-----------------------|--------------------|
| 4902        | VCA Animal Hospital   | 5,000 sq ft        |
| 4904        | Jay's Fireworks       | 2,800 sq ft        |
| 4908        | Elwood Staffing       | 1,400 sq ft        |
| 4910        | Rosie Nails           | 1,400 sq ft        |
| 4912        | Wing Stop             | 1,720 sq ft        |
| 4914        | Jimmy John's          | 1,780 sq ft        |
| 4916        | Dr. Tavel Eye Care    | 1,400 sq ft        |
| <b>4918</b> | <b>Available</b>      | <b>1,400 sq ft</b> |
| 4920        | United Communications | 1,400 sq ft        |
| 4922        | Little Caesar's       | 1,400 sq ft        |
| 4924        | Payless Liquors       | 7,000 sq ft        |
| 4930        | Jiffy Lube            | 1,550 sq ft        |

# EMERSON SHOPPES

4902-4930 S Emerson Ave, Indianapolis, IN 46203

## DAILY TRAFFIC COUNTS

Emerson Ave & Thompson Rd 32,667  
Thompson Road 23,009  
I-465 Westbound + Emerson 131,223



### DEMOGRAPHICS:

#### 1 MILE

#### 3 MILE

#### 5 MILE

POPULATION

10,856

71,929

200,645

HOUSEHOLDS

4,444

28,049

78,128

AVG. HH INCOME

\$65,519

\$72,713

\$69,370

MEDIAN AGE

35.4

35.6

35.3



Emerson Shoppes : 28,250 SF

4902-4930 S Emerson Ave, Indianapolis, IN 46203

Emerson Avenue

THOMPSON ROAD

