



4625 S. Emerson Ave.
Indianapolis, IN 46203



PROPERTY DESCRIPTION

A premier leasing opportunity at this exceptional property in Indianapolis. Boasting 2 bathrooms, a full kitchen, conference room, and open office space, this meticulously designed space offers the ideal combination of functionality and modern comfort. The property's well-appointed features provide a versatile environment to support your business's unique needs, fostering collaboration and productivity. With thoughtfully designed spaces and essential amenities, this property presents an inviting opportunity for businesses looking to elevate their operations in a dynamic and convenient location. Whether for established enterprises or growing ventures, this property sets the stage for success in a professional and welcoming setting.

PROPERTY HIGHLIGHTS

- 2 bathrooms
- Full Kitchen
- Conference Room
- Open Office Space

OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (NNN)
Available SF:	2,400 SF
Lot Size:	52,539 SF
Building Size:	9,600 SF

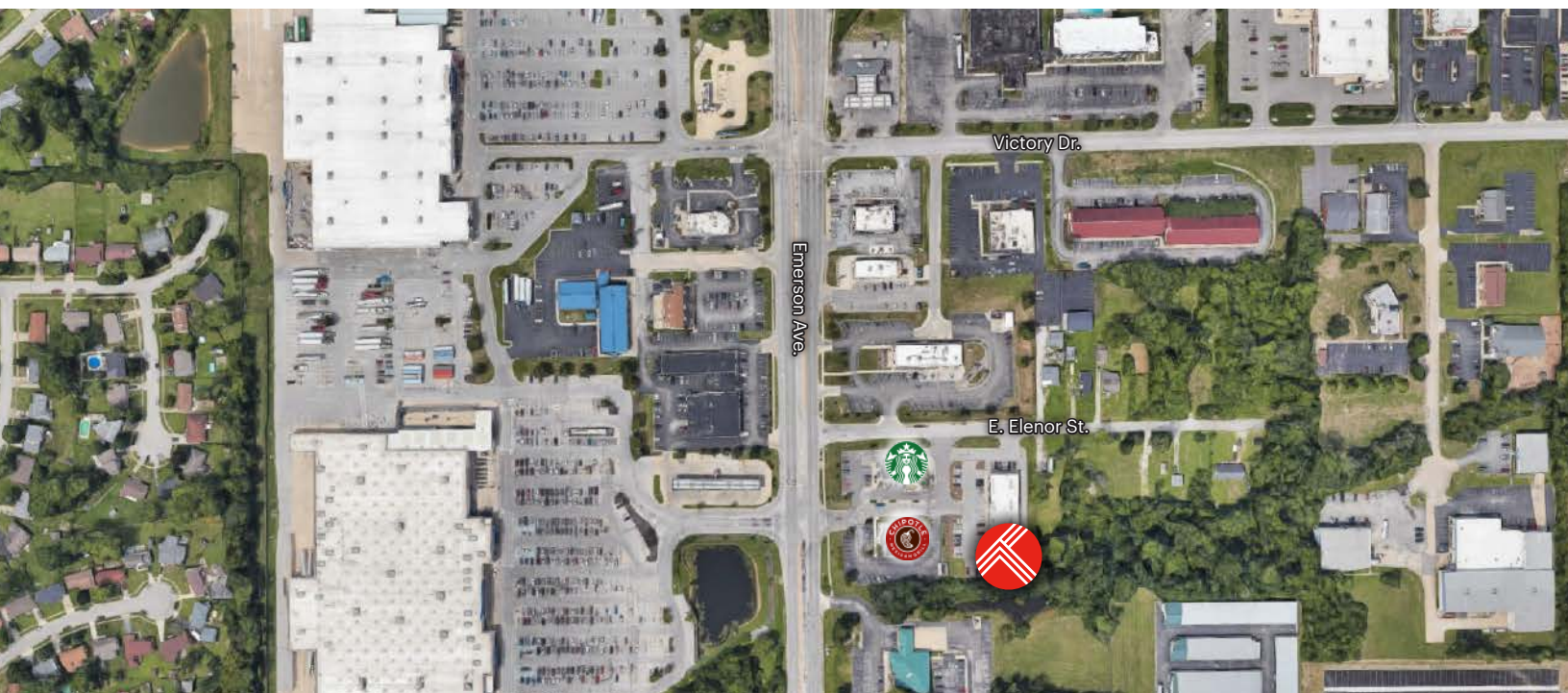
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,554	28,797	75,658
Total Population	10,764	74,583	195,358
Average HH Income	\$77,105	\$89,745	\$89,101





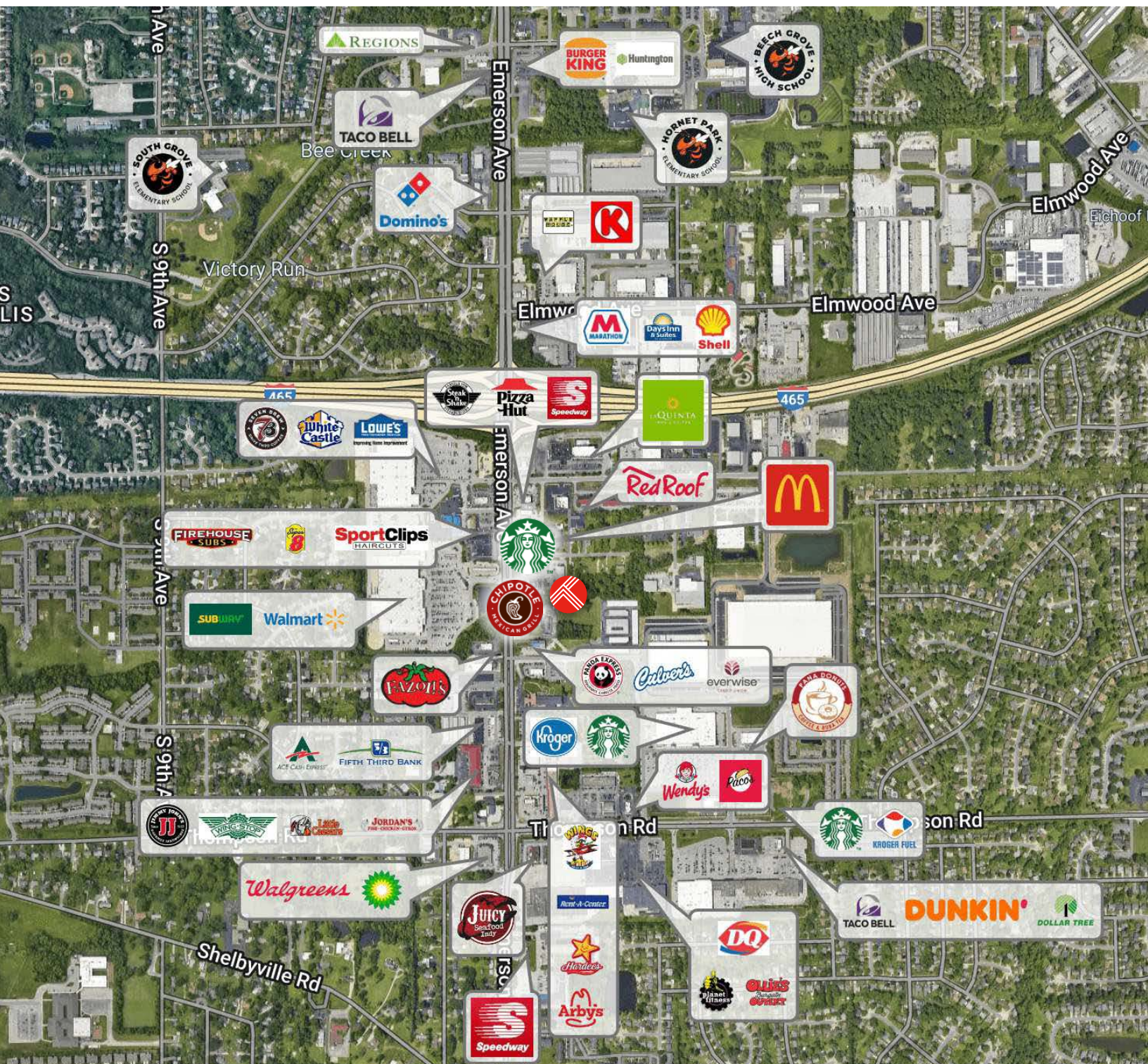
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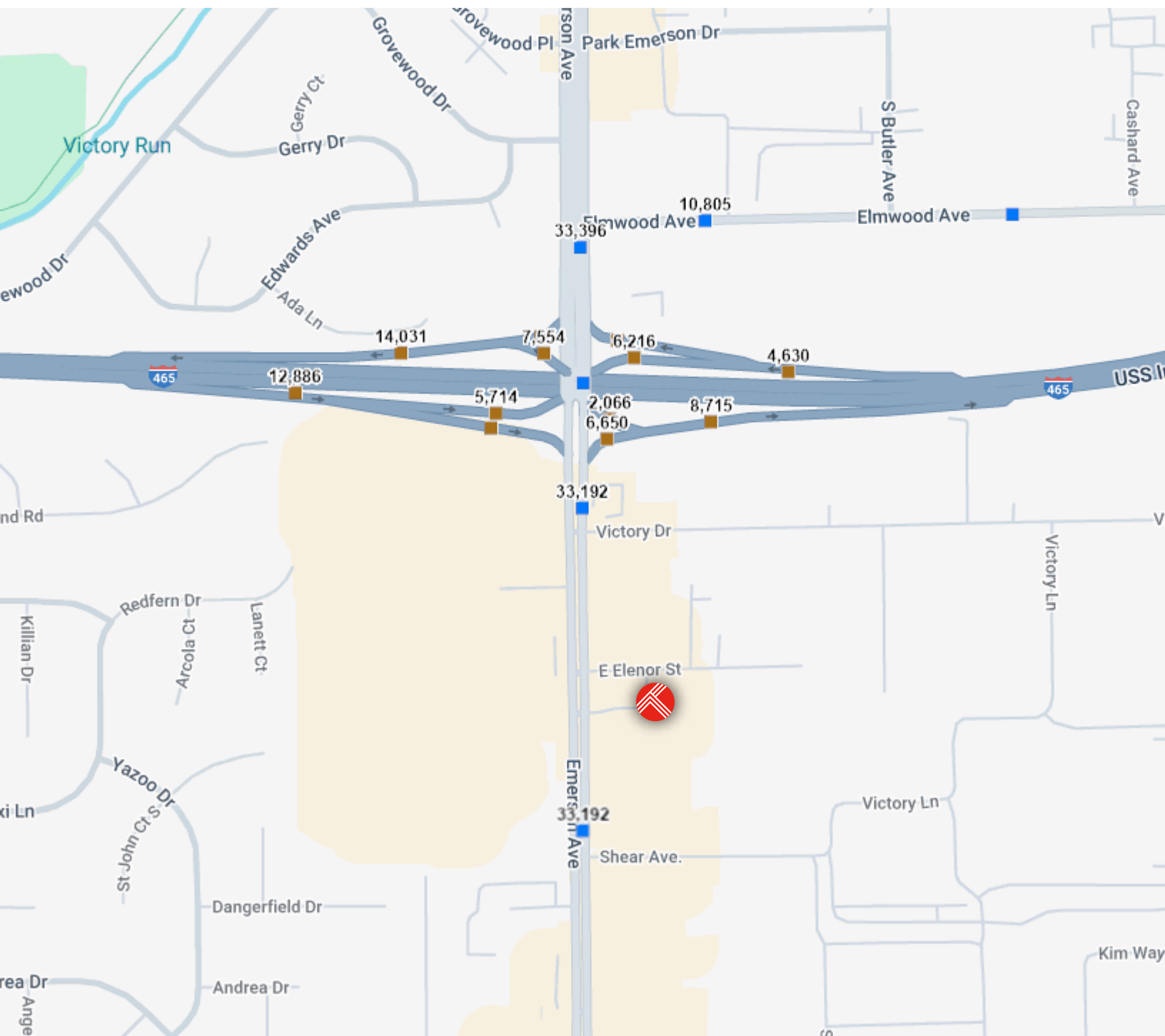
Surrounding Businesses





4625 S. Emerson Ave. Indianapolis, IN 46203

Traffic Counts

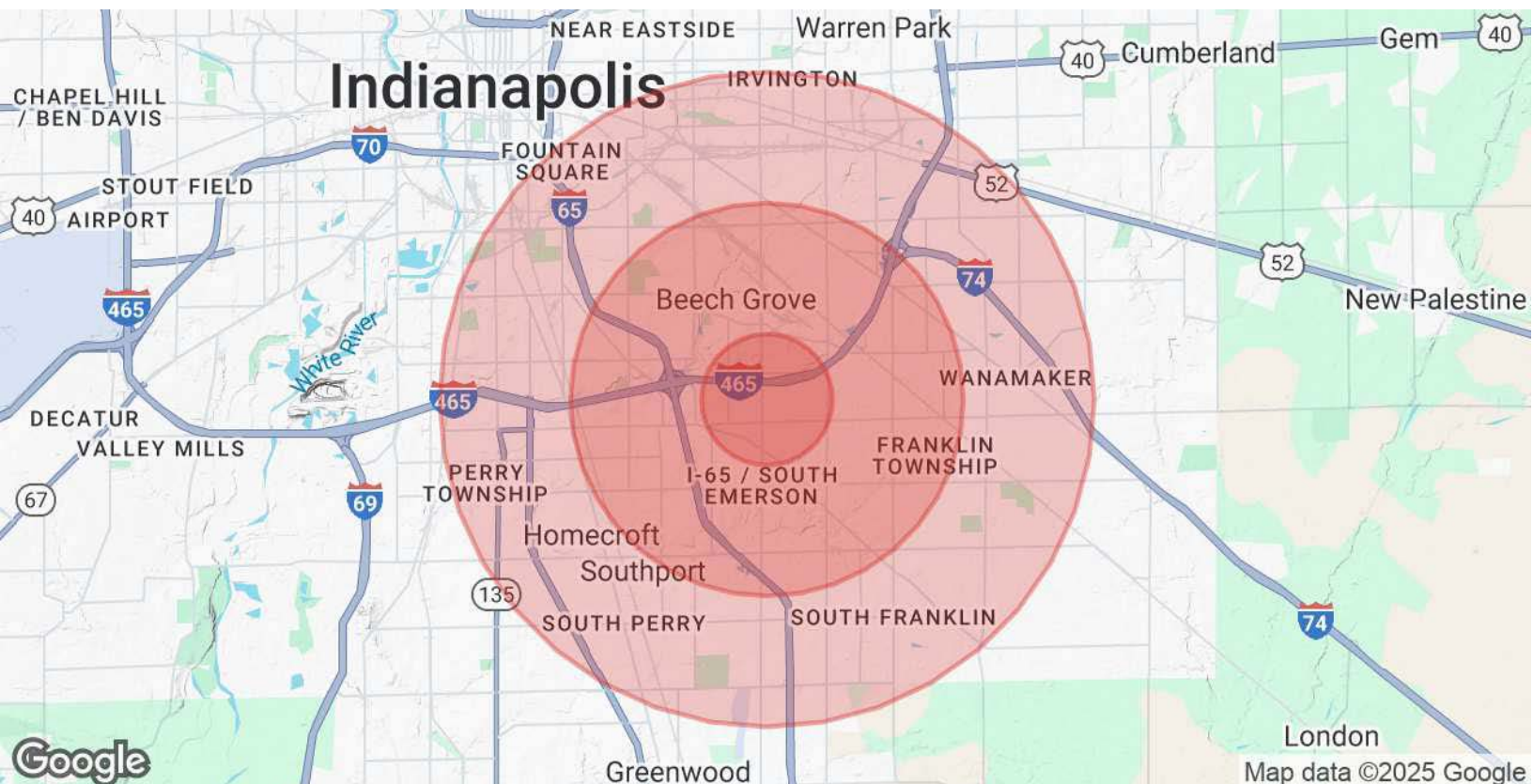




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Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,764	74,583	195,358
Average Age	38	38	37
Average Age (Male)	37	37	37
Average Age (Female)	40	39	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,554	28,797	75,658
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$77,105	\$89,745	\$89,101
Average House Value	\$220,427	\$241,504	\$243,236

Demographics data derived from AlphaMap

