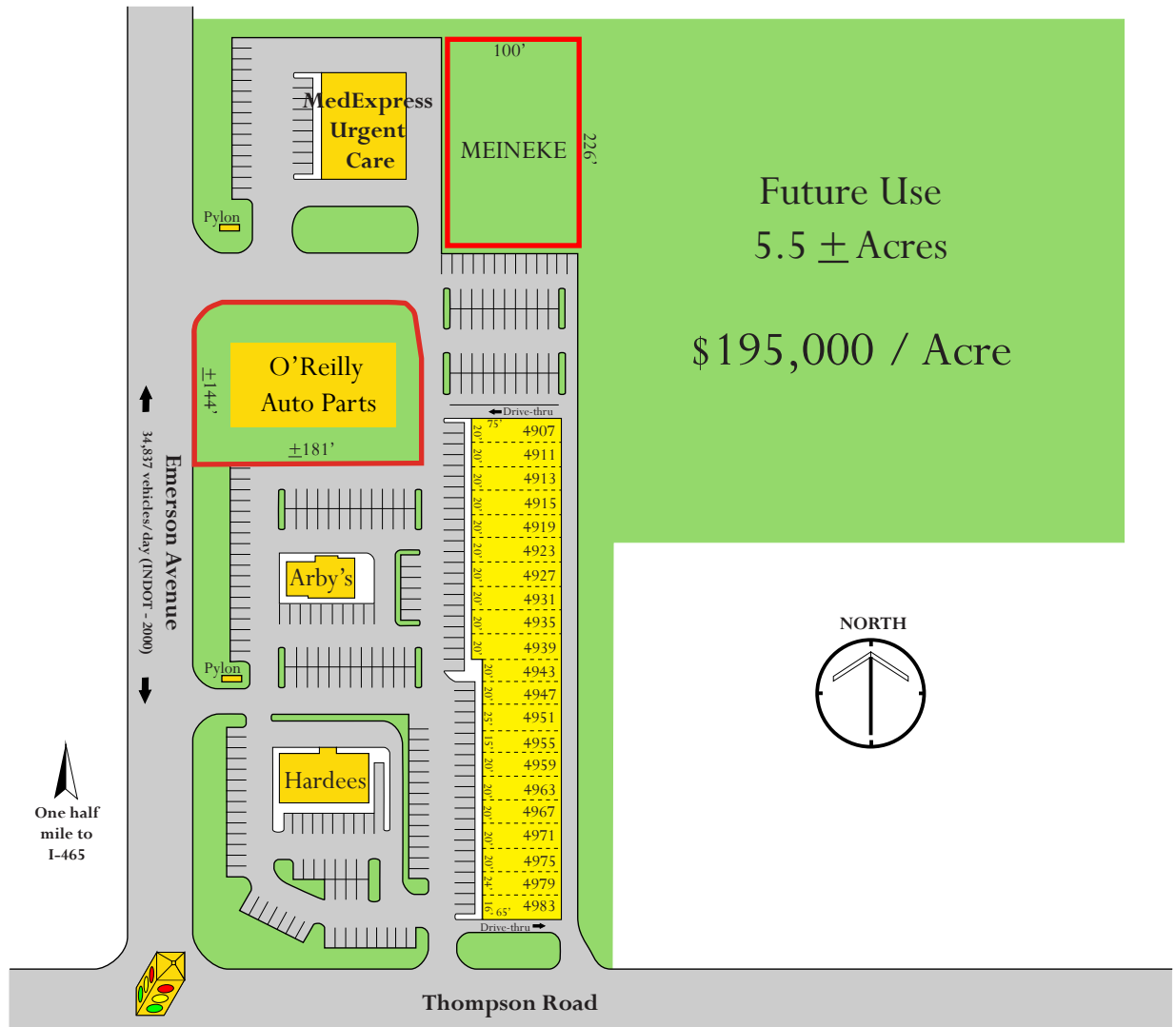


EMERSON PLACE SHOPPES

Emerson Avenue & Thompson Road

Indianapolis Indiana



Availability

| Total Sq. Ft. | Unit | Dimensions | Sq. Ft. Rate | Monthly Rent |
|---------------|------|------------|--------------|--------------|
| 1300 | 4943 | 20' x 65' | \$14.00 | \$1,517 |
| 1500 | 4911 | 20 x 75' | \$14.00 | \$1,750 |

NNN-\$4.61/SF

EMERSON PLACE SHOPPES

Emerson Avenue & Thompson Road

Indianapolis Indiana



- ◆ Just south of I-465/Beech Grove exit
- ◆ Current outlet users: MedExpress Urgent Care, Hardees, Arby's, O'Reilly Auto Parts
- ◆ Emerson Avenue daily traffic count - 36,550

Demographics

| | <u>1 Mile</u> | <u>3 Mile</u> | <u>5 Mile</u> |
|-------------------------|---------------|---------------|---------------|
| Daytime Population | 9,373 | 61,65 | 170,702 |
| Population | 11,146 | 73,466 | 190,930 |
| Avg Household Income | \$57,075 | \$72,803 | \$63,933 |
| Median Household Income | \$48,261 | \$53,574 | \$46,619 |