

REDEVELOPMENT LAND

2554 N. Emerson Avenue Indianapolis, IN 46218



MIDLAND ATLANTIC
PROPERTIES



PROPERTY OVERVIEW

1.07 acre parcel available for lease and redevelopment.

PROPERTY HIGHLIGHTS

- Property Located at Signalized Intersection
- Across the Street from McDonald's, BP and Speedway Gas Station
- Just North of Interstate 70
- Exposure to High Commuter Traffic
- One of Only Two Interchanges on I-70 Between I-465 & Downtown Indianapolis
- Property Zoned C3

DEMOGRAPHICS	1 MILE	3 MILES
Total Population	9,262	100,590
Average HH Income	\$52,644	\$51,616
Businesses	327	3,615
Employees	2,814	35,670

TRAFFIC COUNTS

Emerson Avenue	23,904
Interstate 70	156,846



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Indianapolis Office
3801 East 82nd Street, Suite B
Indianapolis, IN 46240

MIDLANDATLANTIC.COM

PATRICK BOYLE

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DEVELOPMENT • BROKERAGE • ACQUISITIONS • MANAGEMENT

Information contained herein has been obtained from sources deemed reliable but is not guaranteed and is subject to change without notice.

REDEVELOPMENT LAND

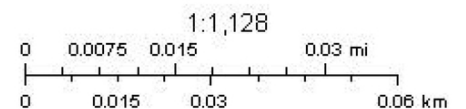
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5/3/2021

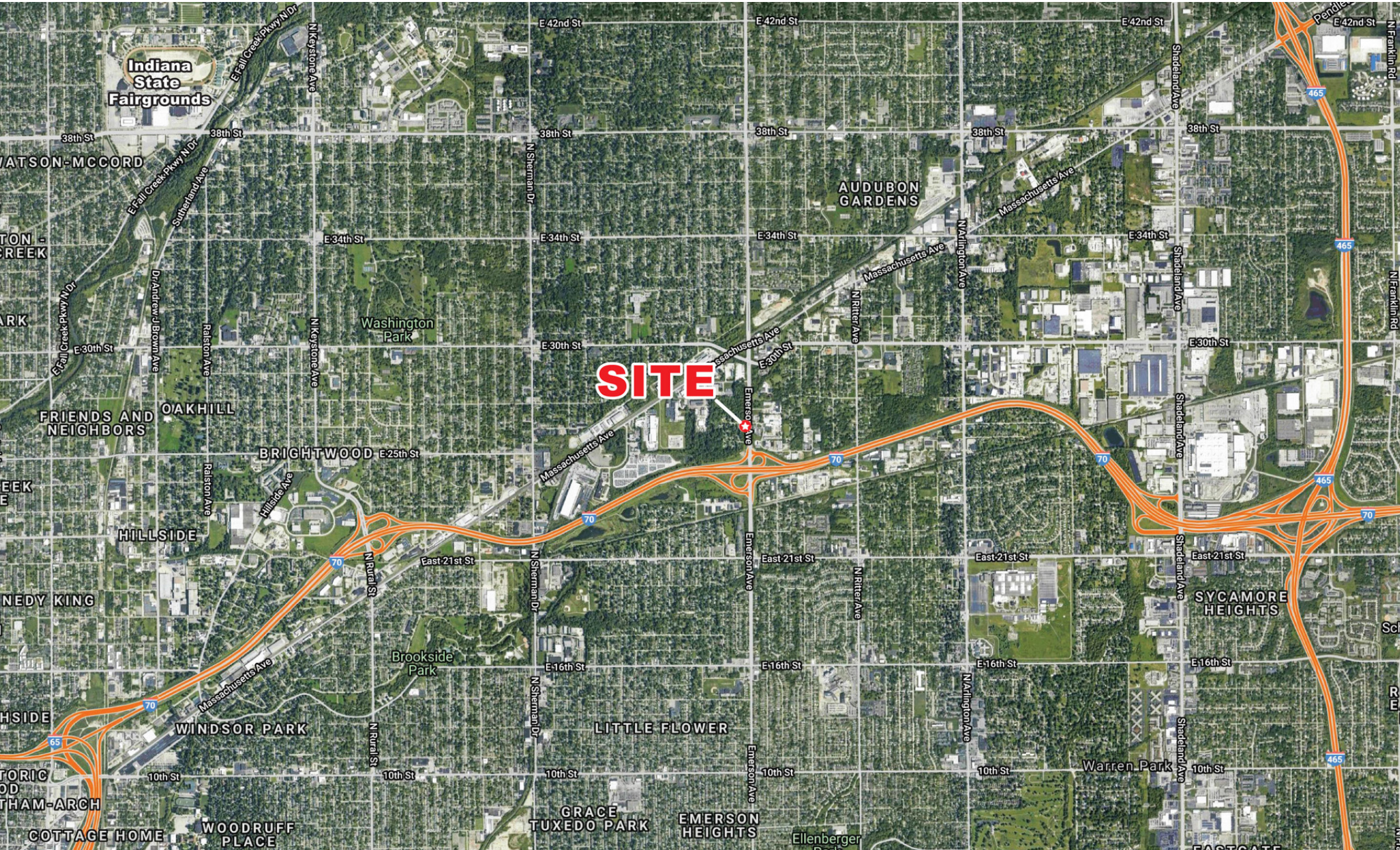


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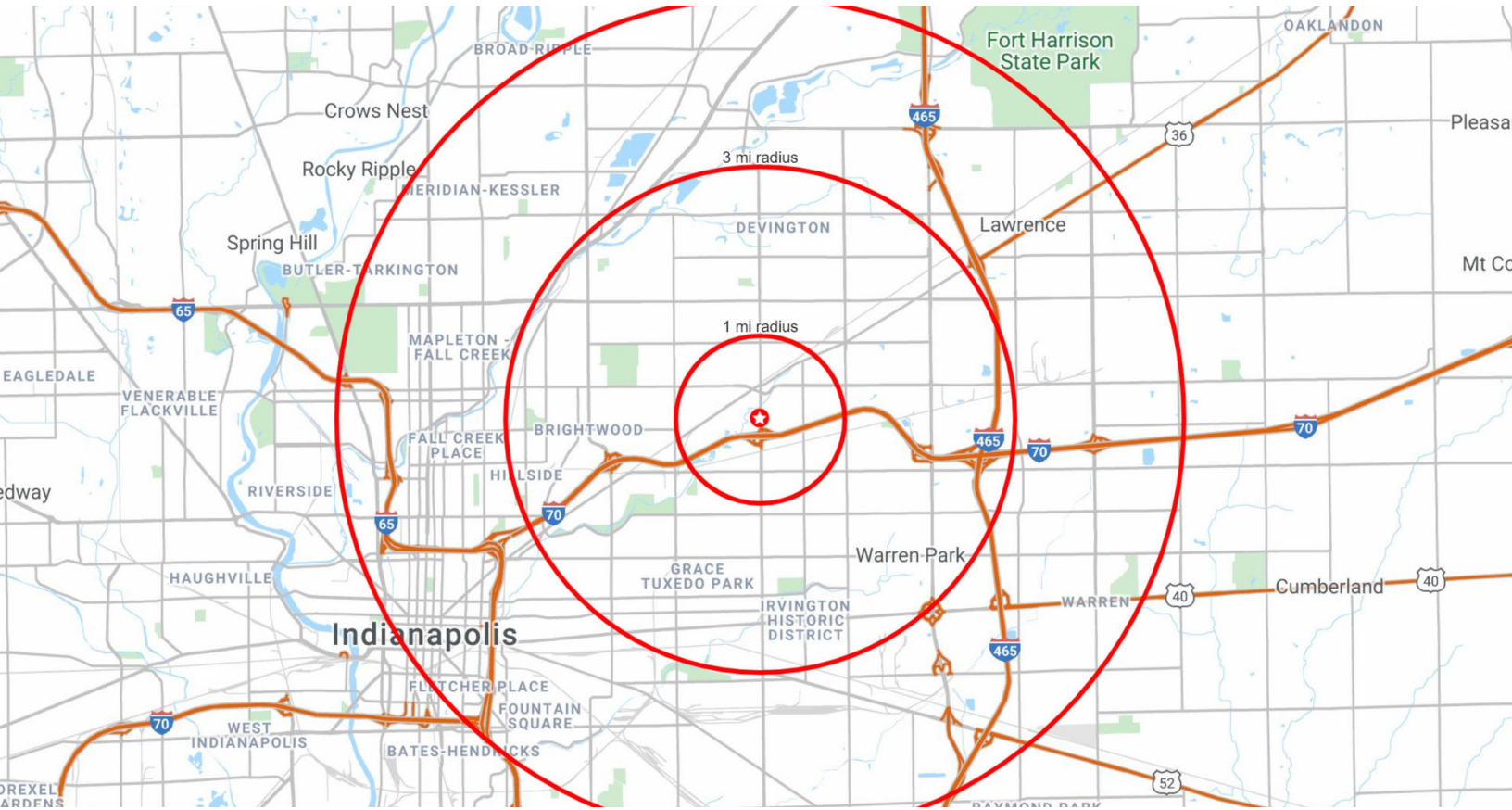


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POPULATION & HOUSING	1 MILE	3 MILES	5 MILES
Total Population	9,262	100,590	271,581
Projected Annual Growth (2020-2025)	2.0%	2.2%	1.5%
Total Households	3,672	41,160	114,4
Median Home Value	\$77,864	\$102,830	\$141,329
INCOME & BUSINESS	1 MILE	3 MILES	5 MILES
Average HH income	\$52,644	\$51,616	\$65,689
Daytime Population (16+ years)	6,371	70,102	266,393
Total Businesses	327	3,615	14,247
Total Employees	2,814	35,670	180,162

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