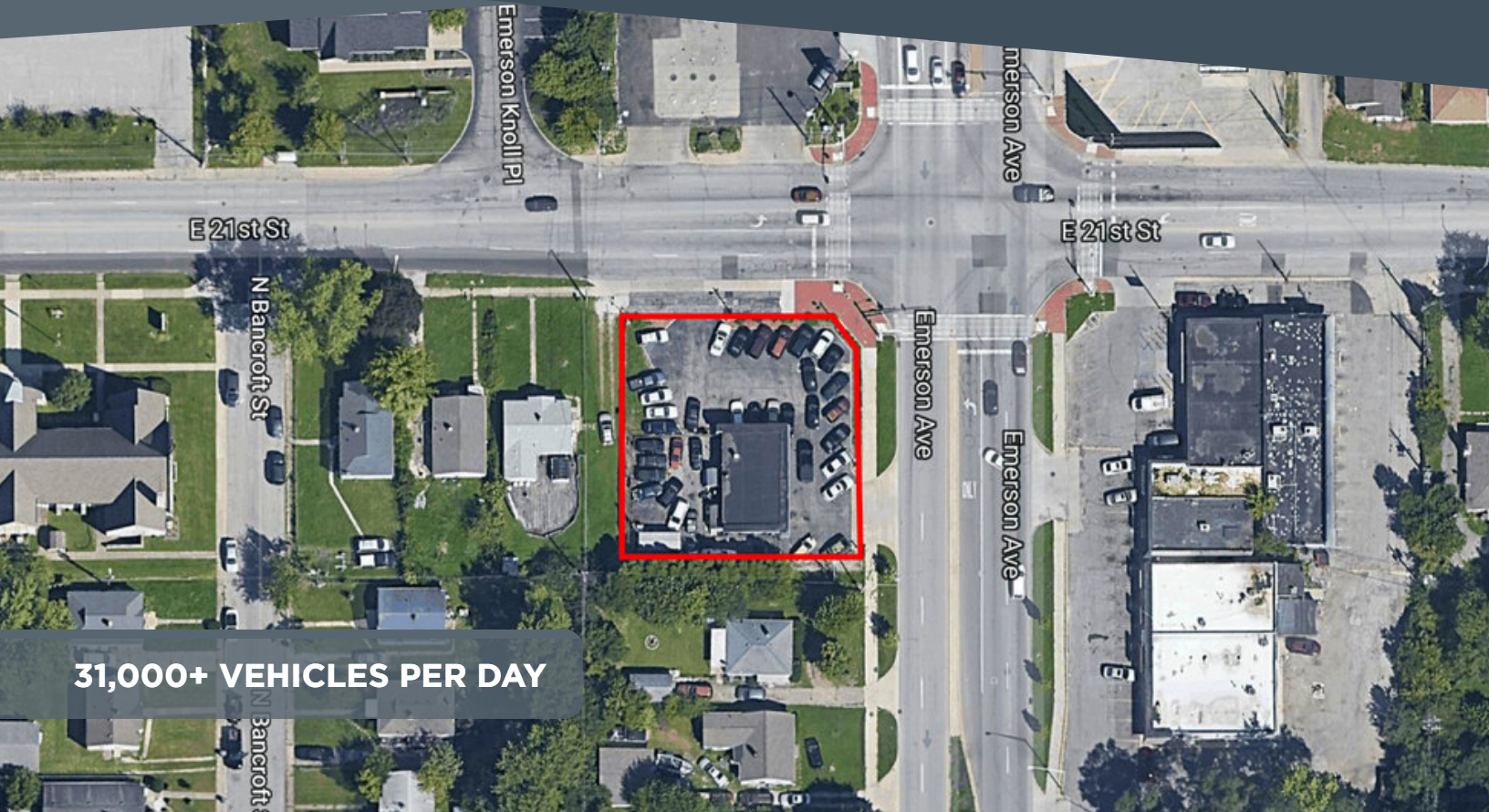


PRICE REDUCED

SALE/LEASE

RETAIL



31,000+ VEHICLES PER DAY



SALE PRICE

~~\$350,000~~
\$330,000

LEASE RATE

\$3,000/M NNN

BUILDING SF

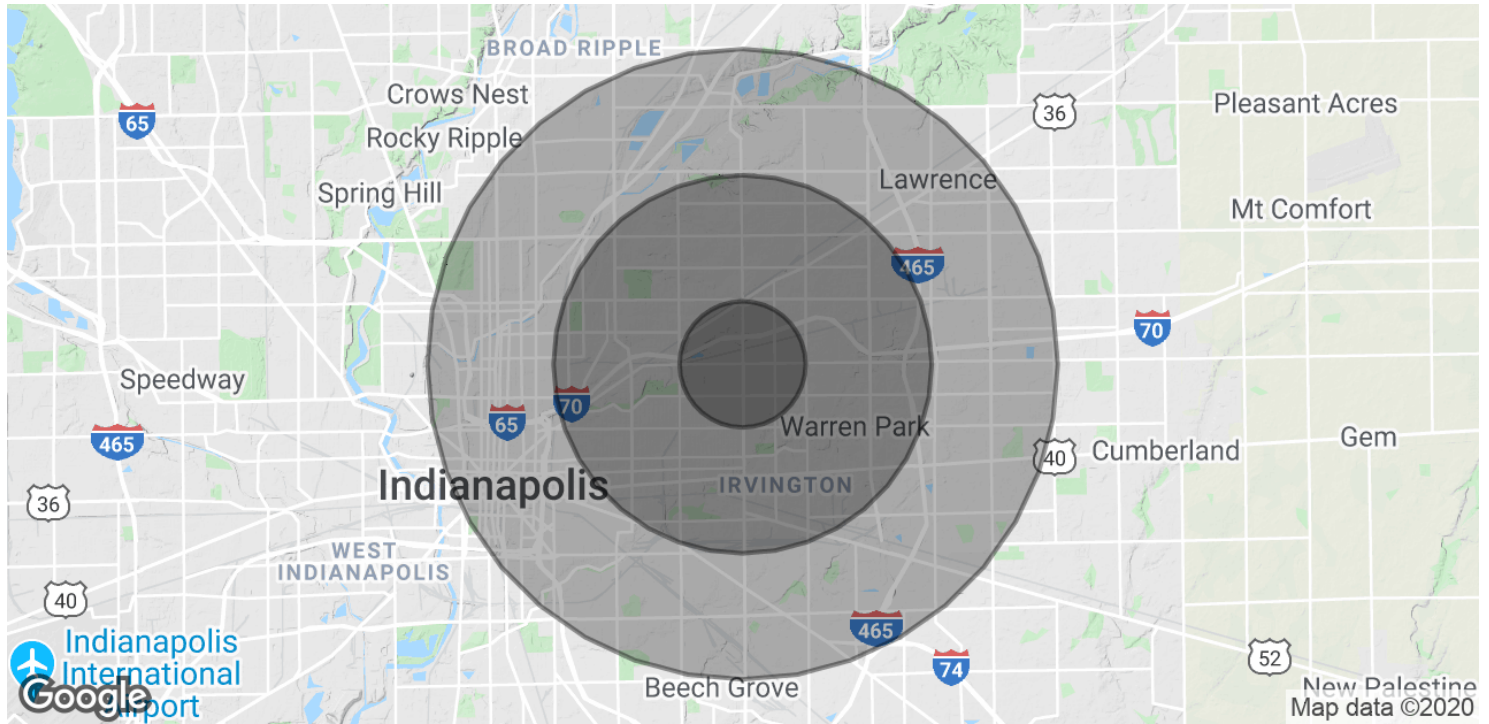
1,232 SF

Owner/User or redevelopment opportunity available at the corner of Emerson Avenue & 21st Street. With over 31,000 vehicles per day, this corner lot is the first stop South of I-70 and ideal for many different retail users. Historically has been used for auto sales and repair.

- + 31,000+ VPD on Emerson Ave.
- + Zoned C4
- + Corner Lot; 0.31 acres
- + First Stop Light off I-70

AUTO DEALER/REPAIR SHOP FOR SALE OR LEASE

2040 N. EMERSON AVE. , INDIANAPOLIS, IN 46218



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,109	100,010	243,445
Average age	37.4	36.8	35.9
Average age (Male)	34.8	34.4	33.9
Average age (Female)	39.1	39.0	37.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,543	40,204	100,351
# of persons per HH	2.4	2.5	2.4
Average HH income	\$40,922	\$40,846	\$45,233
Average house value	\$79,258	\$91,958	\$109,958

* Demographic data derived from 2010 US Census