

**5201-5249**

**E. Thompson Road  
Indianapolis, IN 46237**

**Property Highlights**

- Across Thompson Road from new 125,000-SF Kroger Marketplace
- Tenants include Ollie's Bargain Outlet, Planet Fitness, Dairy Queen and more
- 1,600 - 4,000 SF for lease
- Pylon signage and ample parking
- Conveniently located along Emerson Avenue, one mile south of I-465, at Thompson Road
- Serves southeast Indianapolis, Beech Grove and Southport communities
- Dense population of over 70,000 within three miles and average annual household income of \$63,423



**Carmen Thompson**

Associate

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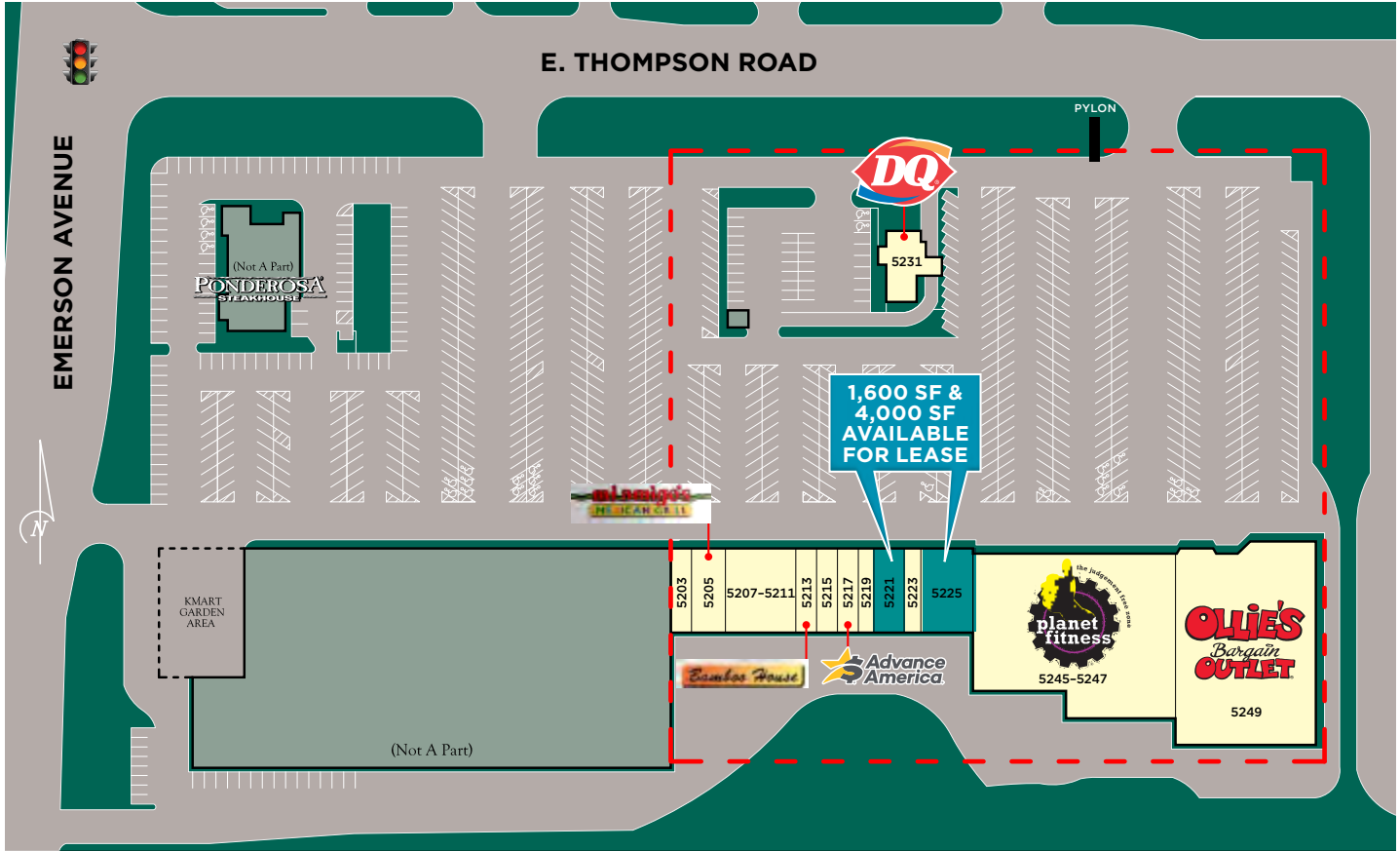
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**Site Plan**



**Demographics**

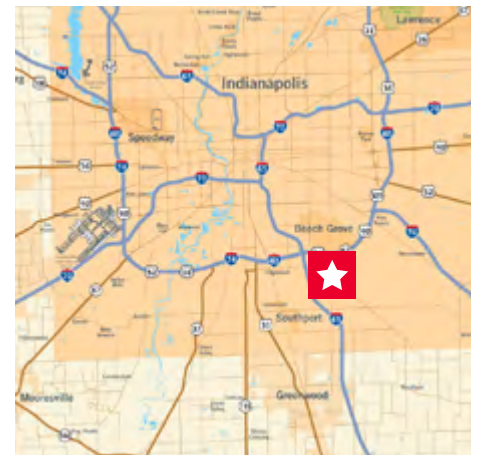
	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Population	10,528	73,422	188,590
Average Household Income	\$54,695	\$67,837	\$62,015
Daytime Population (Age 16+)	6,712	43,081	119,943

2017 estimates. Source: Applied Geographic Solutions 10/2017, TIGER Geography

**Traffic Counts**

Emerson Avenue	44,252 AADT
Thompson Road	3,740 AADT

2014 AADT. Source: MPSI Estimate



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