# CUSHMAN & WAKEFIELD

# FOR LEASE Emerson Plaza Indianapolis, IN 46237

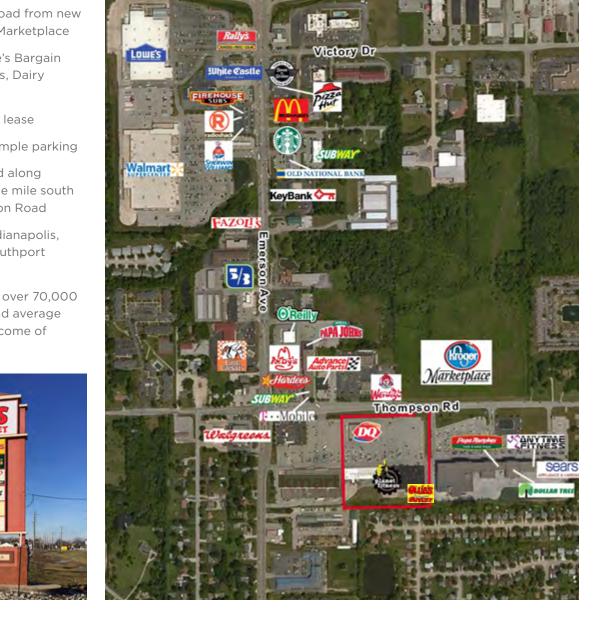
# 5201–5249 E. Thompson Road Indianapolis, IN 46237

## **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



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#### Site Plan



## **Demographics**

	1 Mile	3 Miles	5 Miles
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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