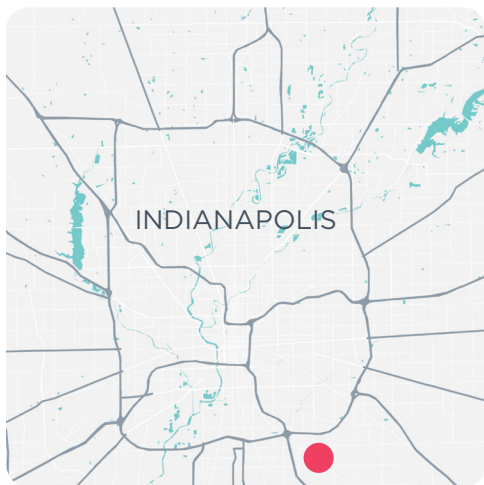




▶ ±900 SF RETAIL SPACE AVAILABLE



AVAILABLE SPACE

±900 SF

LEASE RATE

\$12/SF NNN

Well-maintained center, built in 1992 and located within an established retail trade area with easy access to I-465 and I-65.

Tenants include: Eye Style Eyebrow Threading, Necelia Hair Braiding, Breakout, Front Porch Real Estate Office, Inlanta Mortgage, Little Girl Hair Salon, and Delin Massage.

Nearby retailers include: Super Walmart, Lowes Home Improvement, CVS Pharmacy, New Kroger Marketplace and K-Mart, to name a few.

- + 14,876 SF Building
- + 30,356 VPD on Emerson Avenue
- + Great visibility
- + Pylon signage available

AERIAL // SURROUNDING AREA RETAILERS



DEMOGRAPHICS*

	1 MILE	3 MILES	5 MILES
Population	10,329	70,940	194,878
Households	4,363	28,033	78,086
Average HH Income	\$52,926	\$60,837	\$54,254
Median Age	34.4	35.2	34.7

*SitesUSA 2017 Estimated

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in #growIndy

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