

# 21st & Emerson Avenue

2100 N Emerson Avenue, Indianapolis, IN 46218



**Additional  
commissions on  
deals signed by  
April 1, 2020**

## FOR LEASE

### TRAFFIC COUNTS

N Emerson Ave - 28,450 ADT  
E 21st Street - 19,300

- 2,412 sf available
- Strong daytime and evening population
- Very good traffic counts on Emerson and 21st Street
- Abundant Parking
- Good for retail, office or medical office users

### CONTACT

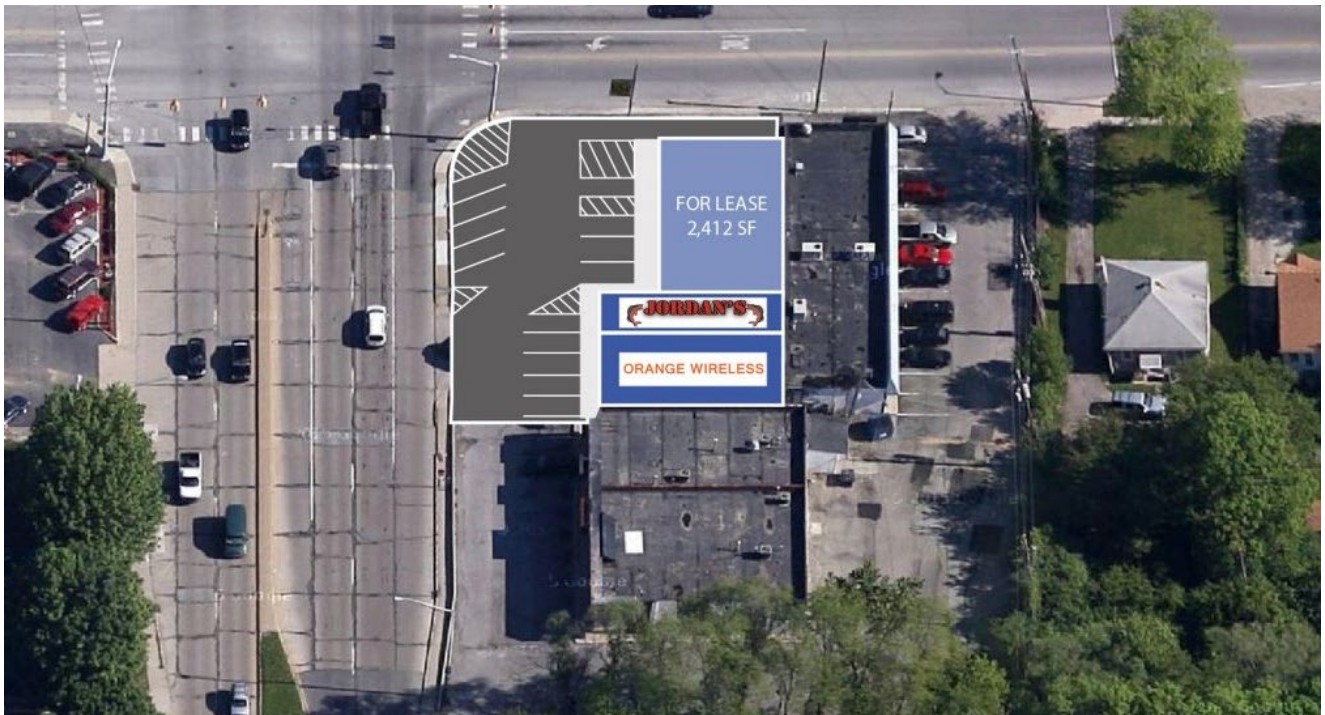
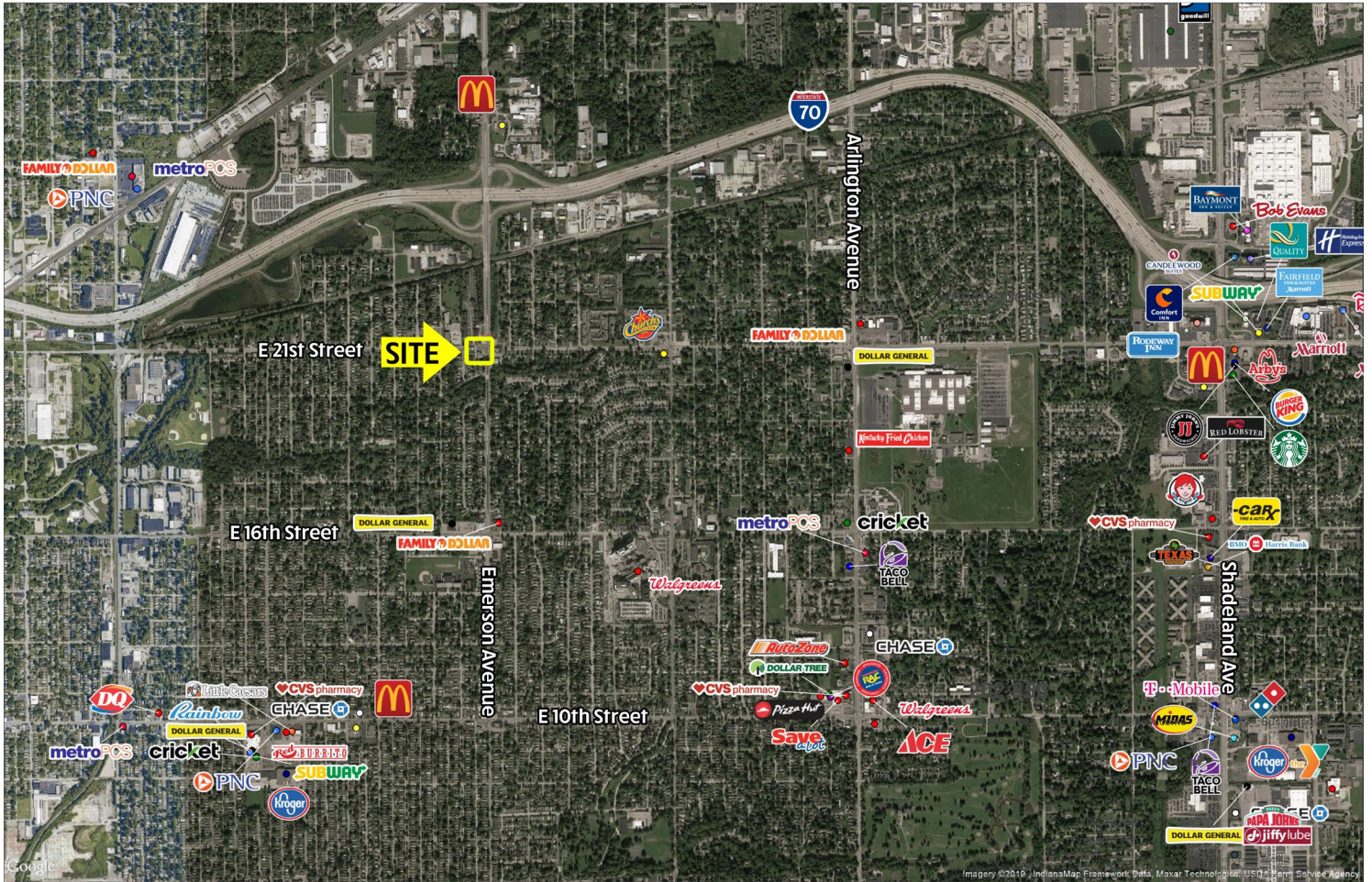
McCrea Property Group  
for more details

### MARKET DEMOGRAPHICS

Radius	Population	Income	Households	Daytime Pop
1 Mile	10,481	\$43,867	4,591	6,893
3 Mile	99,828	\$46,015	41,817	36,717
5 Mile	267,699	\$57,679	116,124	202,850

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Information deemed reliable, but not guaranteed. Subject to change without notice