

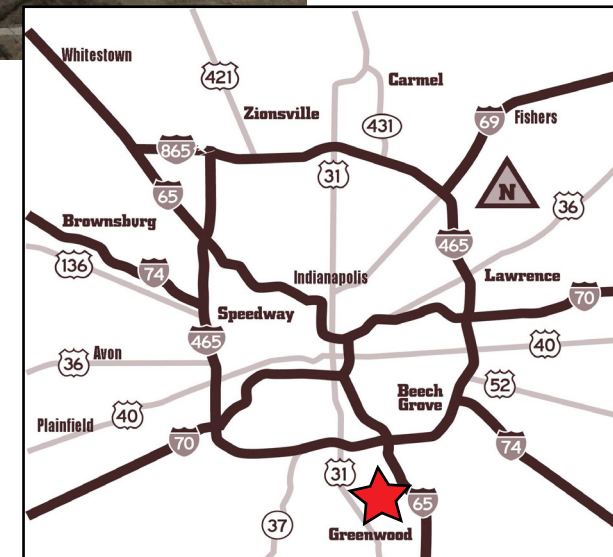
# New Construction Small Shops For Lease

Emerson Ave & Noggle Way, Greenwood, IN 46143



## Property Highlights:

- Up to 6,288 SF for Lease
- High profile location adjacent to new Kroger Marketplace on Emerson Ave
- Located in the heart of the County Line Road & Emerson Ave retail corridor anchored by Kroger Marketplace, Costco, and Walmart Supercenter
- Located near the Franciscan Health Hospital on Emerson Ave – \$300M Development with 454 Beds
- Easily accessible with close proximity to I-65
- Traffic Counts
  - o Emerson Ave: 24,251 VPD
  - o County Line Road: 31,073 VPD
  - o I-65: 89,897 VPD



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Suite	Tenant	Size	Dimensions
A	Available	2,288 SF	32.0' x 70.0'
B	Available	4,000 SF	57.1' x 70.0'
<b>Total GLA:</b>		<b>6,288 SF</b>	

FOR MORE INFORMATION  
PLEASE CONTACT:

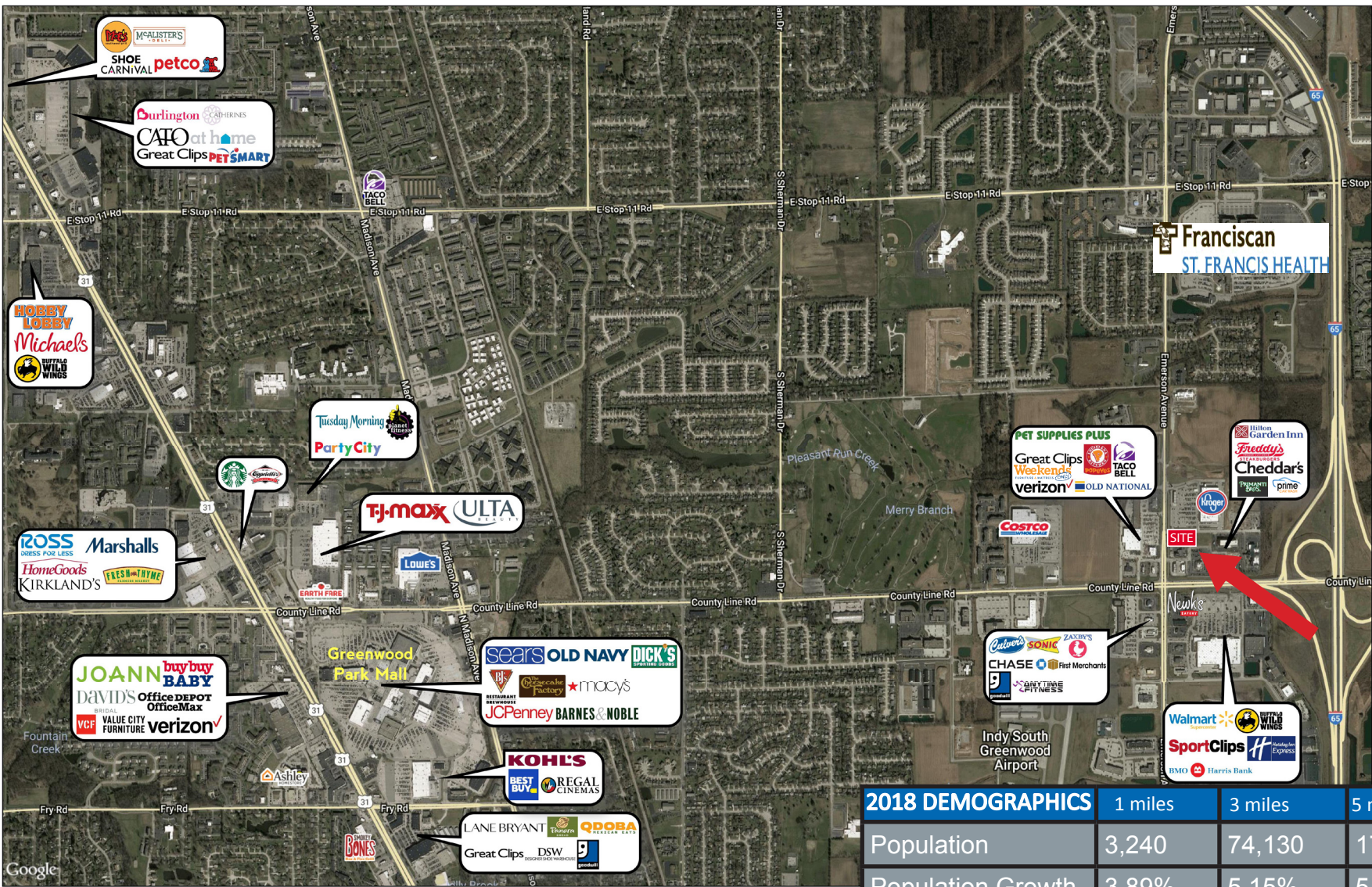
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2018 DEMOGRAPHICS	1 miles	3 miles	5 miles
Population	3,240	74,130	173,691
Population Growth	3.89%	5.15%	5.12%
Avg. HH Income	\$64,627	\$69,326	\$72,185
Daytime Population	10,155	39,672	68,991

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