

COUNTY LINE CROSSING

8810 S Emerson
Indianapolis, IN 46237

OUTLOT AVAILABLE
Outlot 1,200 to 2,000 SF BTS or Ground Lease



BTS OR GROUND LEASE OPPORTUNITY

SITE

Emerson Ave # 29,154 VPD

County Line Rd 33,684 VPD

65 81,194 VPD

Logos include: Franciscan HEALTH, Ascension, Starbucks, AT&T, Freddy's STEAKBURGERS, Great Clips, HOME2, prime, Cheddar's SCRATCH KITCHEN, Kroger, CARmax, TACO BELL, McALISTER'S DELI, POPEYES, PET SUPPLIES "PLUS", FURNITURE Fair, RUCO Zone, Valvoline, Costco WHOLESALE, FIRST first financial bank, OLD NATIONAL BANK, CIRCLE K, Residence Inn Marriott, TOWNEPLACE SUITES MARriott, ZAXBY'S, DOLLAR TREE, xfinity, Comcast, SONIC, First Merchants Bank, BioLife, Greenwood Springs Family Dental Care, SportClips HAIRCUTS, SMALLCAKES CONFECTIONERY AND CREAMERY, Huntington ATHLETICO Welcome, PILATES indy, FLOOR DECOR & Walmart, Holiday Inn Express, WOODSPRING SUITES AN EXTENDED STAY HOTEL, goodwill.

Medical Office

Medical Office

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PROPERTY OVERVIEW

OUTLOT AVAILABLE:

Outlot: 1,200 to 2,000 SF with drive-thru potential available for ground lease or BTS

PROPERTY HIGHLIGHTS:

- Multi or single tenant outlot with drive-thru opportunity
- Large view corridors to County Line Rd & Emerson Ave (60,000 VPD)
- Super-regional intersection surrounded by national retailers including Kroger Marketplace, Costco, Walmart Supercenter, Floor & Décor, and more
- Fastest growing retail & restaurant corridor in Johnson County
- Strong daytime demographics with major employers including Franciscan Health Hospital (1,600 FTE)



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population:	4,402	70,221	179,235
Total Employees:	10,229	35,886	63,426
Households:	1,835	28,801	70,308
Avg. HH Income:	\$98,719	\$74,803	\$79,619

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ZOOM
AERIAL



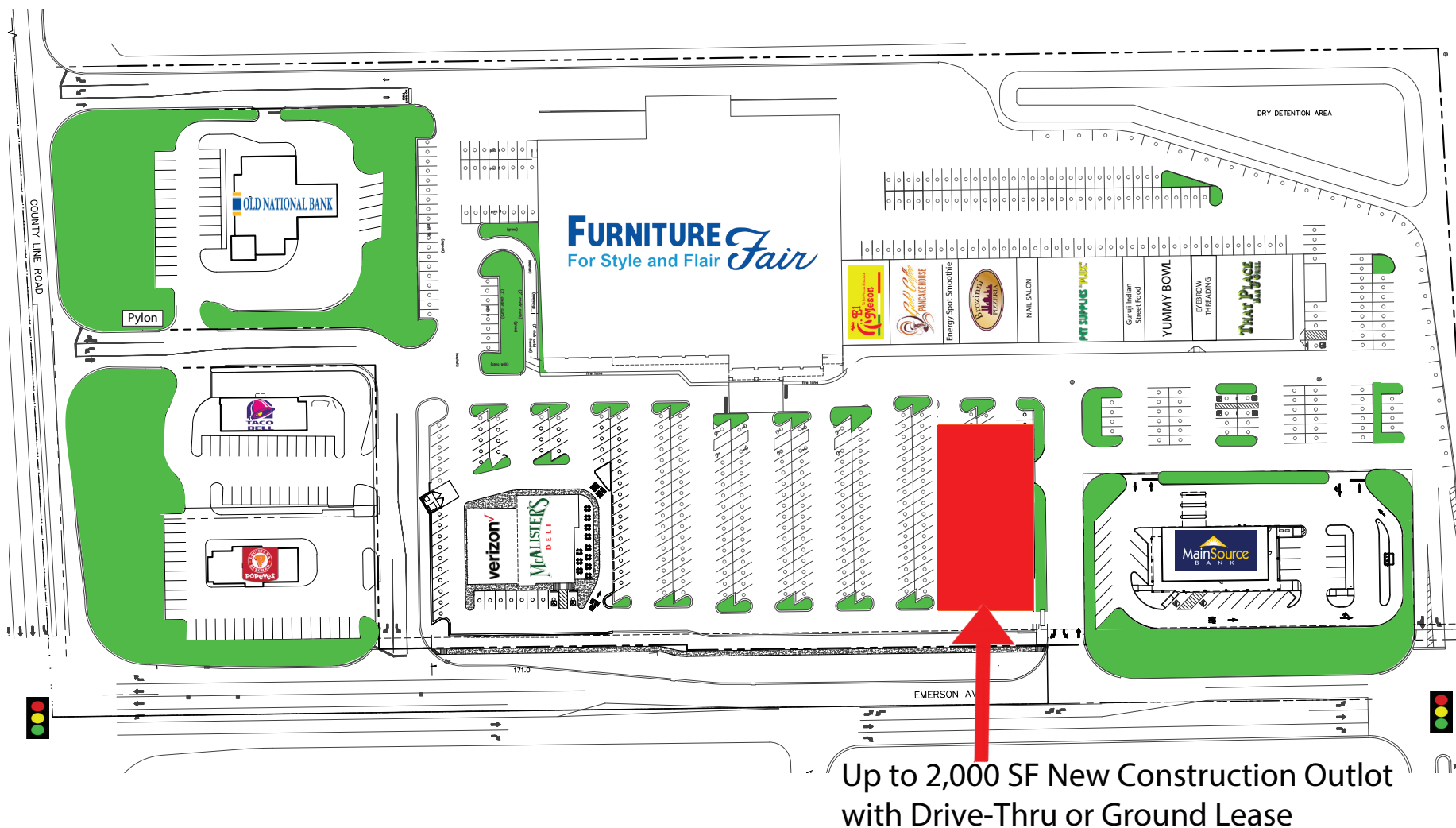
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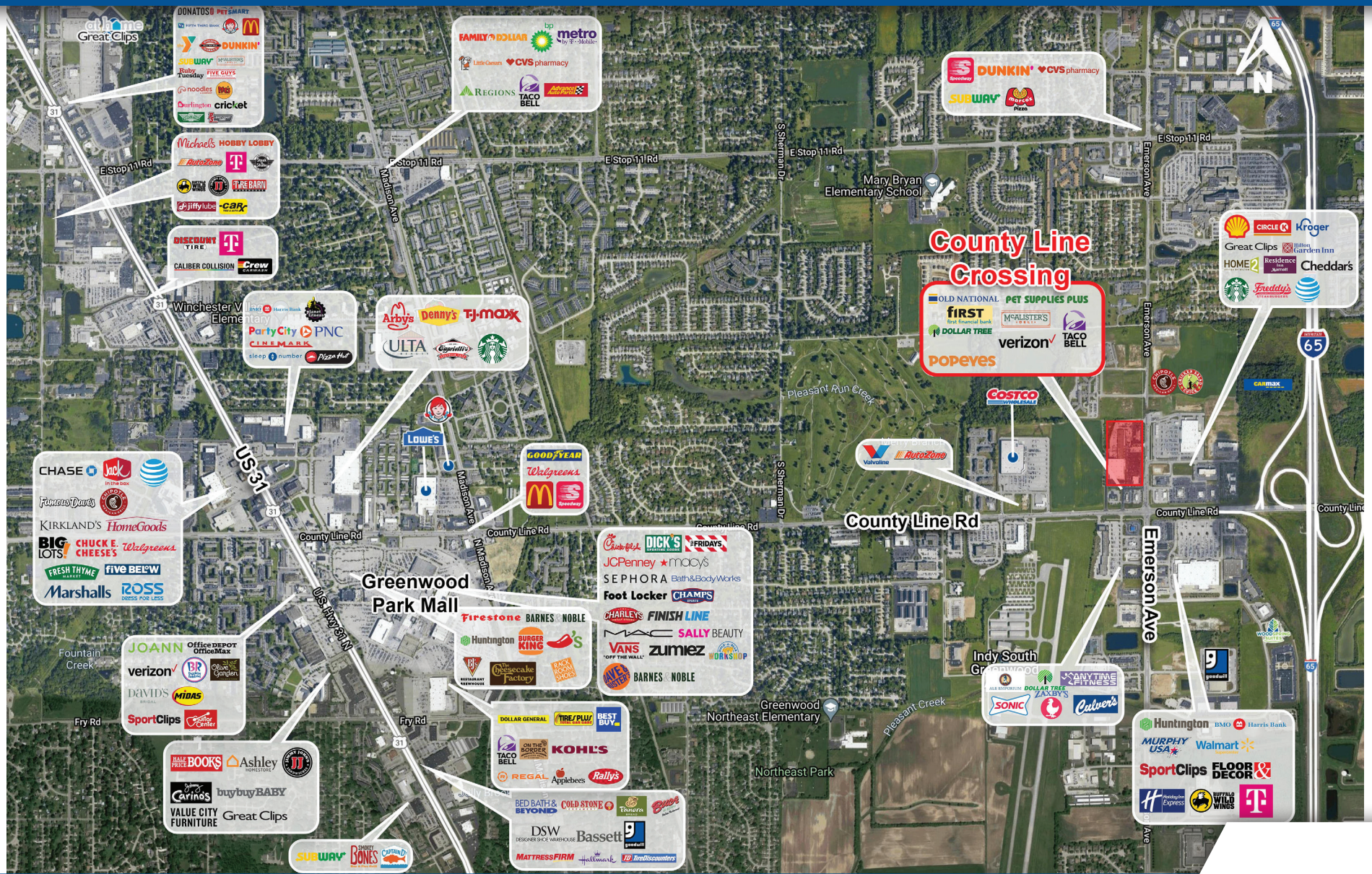
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SITE
PLAN



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MARKET OVERVIEW



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