

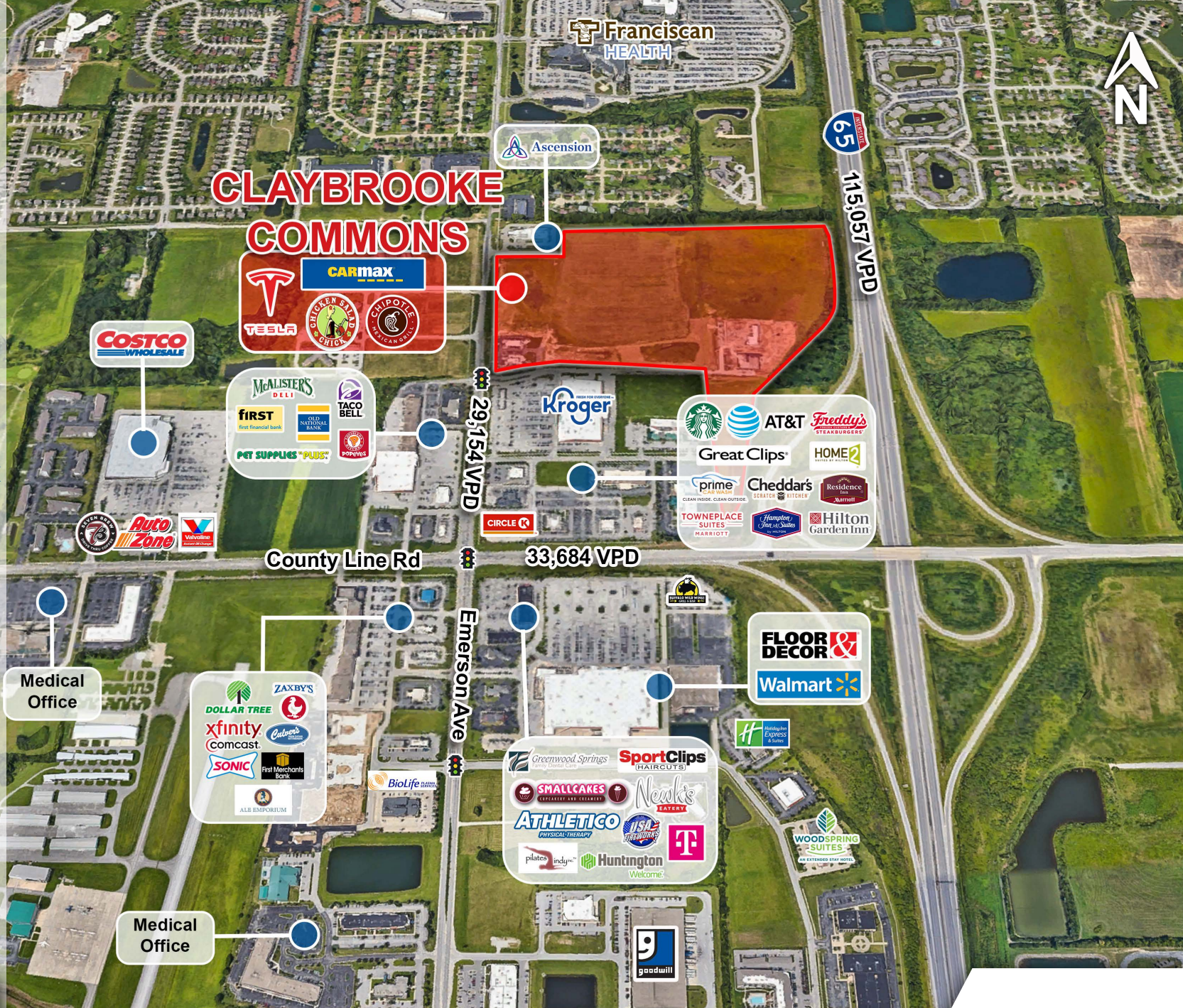
CLAYBROOKE COMMONS

8651 Emerson Ave,
Indianapolis, IN 46237

NOW LEASING
Twins Small Shops &
Outlots

Outlot Available
2.00 AC (Net)
Ground Lease or BTS

Join Tesla, CarMax,
Chipotle, Chicken
Salad Chick & More!



Developed By:



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RETAIL SPACE & OUTLOT AVAILABLE | FOR LEASE

CLAYBROOKE COMMONS

PROPERTY OVERVIEW






RETAIL SPACE AVAILABLE:

Two Twin Small Shop Buildings
Flexible Suite Sizes




OUTLOTS AVAILABLE:

2.00 AC (Net) outlot available for Ground Lease or BTS along Emerson Ave.



PROPERTY HIGHLIGHTS:

- Join  **TESLA**,  **CARMAX**,  **CHIPOTLE**,  **OUTBACK STEAKHOUSE**,  **Kroger** & more at Claybrooke Commons
- Anchor Pads with Hwy Visibility (I-65): Ideal for Entertainment, Hotel, Multi-Family, Automotive & more
- Pylon Signage Available
- Heavy Daytime population driven by Kroger Marketplace, Franciscan Health, Walmart Supercenter, Costco, Floor & Decor and more
- Over 60,000+ VPD at high volume intersection of Emerson Ave & County Line Rd



DEMOGRAPHICS	 1 MILE	 3 MILE	 5 MILE
Population:	5,039	73,994	181,687
Total Employees:	10,229	35,886	63,426
Households:	2,115	30,518	72,320
Avg. HH Income:	\$91,386	\$92,356	\$99,643

CLAYBROOKE COMMONS:

-  Master Planned development including Retail, Mixed-use Apartments and Outlots
-  \$1.88 B: consumer retail expenditure within 5-mile radius

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SITE PLAN
AERIAL



TESLA
(UNDER CONSTRUCTION)

CARMAX
(NOW OPEN)

SOUTH TWIN
(12,518 SF)

NORTH TWIN
(12,518 SF)

GROUND LEASE
+/- 2.00 AC (NET)

+/- 10.7 AC
ANCHOR PAD

115,057 AVD

29,154 AVD

RING RD

SEMERSON AVE

Ascension

65

65

FIRST
first financial bank

Walmart

Kroger

CHIPOTLE
MEXICAN BOWL

CHICK-F-ILLY
CHICK

HOME 2
LIVING CENTERS

Hilton Garden Inn

Residence Inn

TOWNEPLACE SUITES
MARRIOTT

Hampton Inn & Suites

Newk's

Sport Clips

Walmart

Checkdars

Starbucks

prime

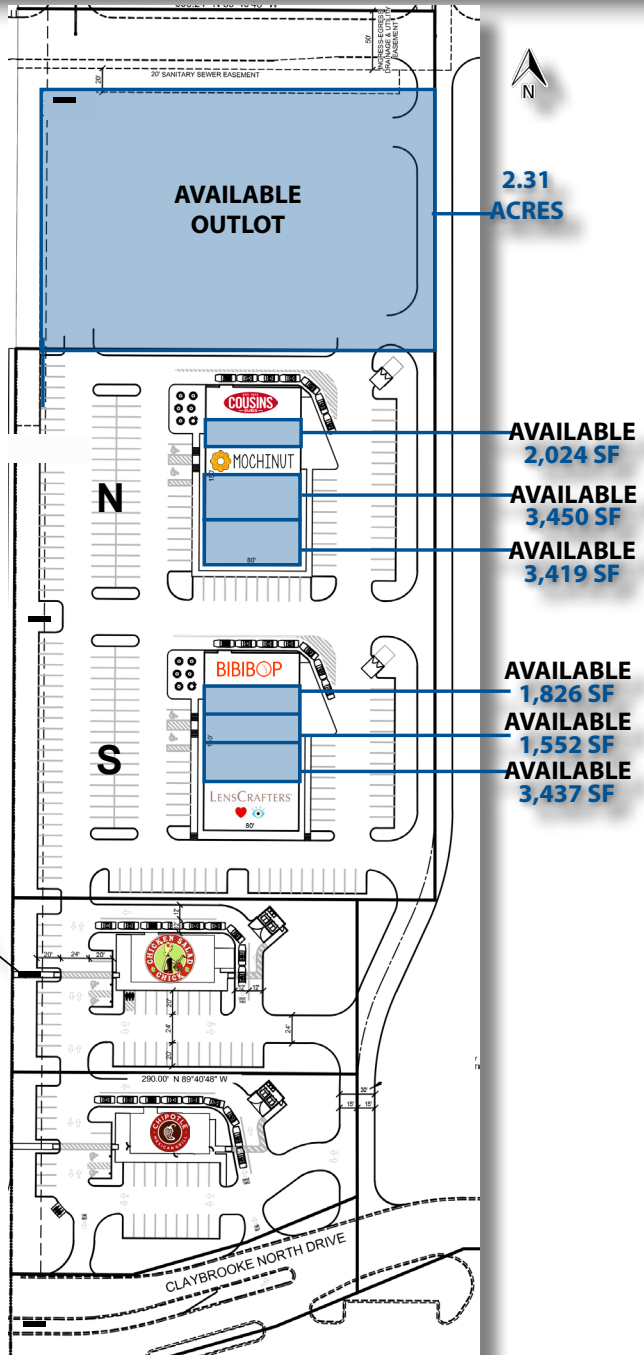
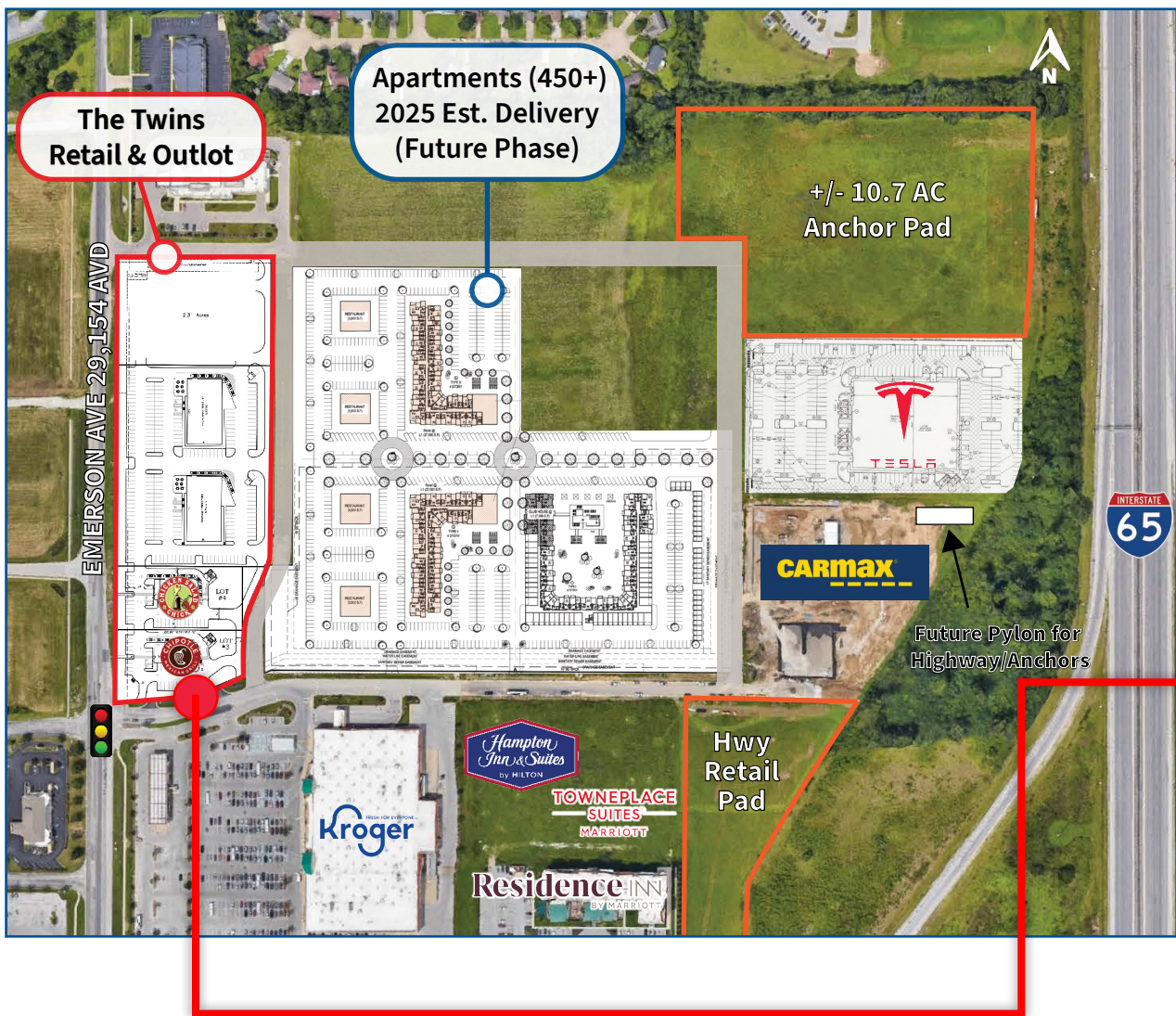
CIRCLE K



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CLAYBROOKE COMMONS

OVERALL SITE PLAN



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CLAYBROOKE COMMONS

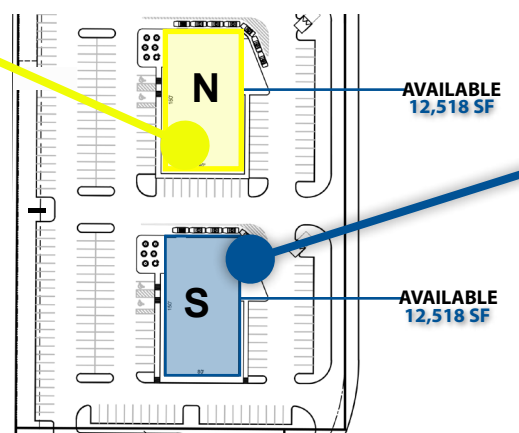
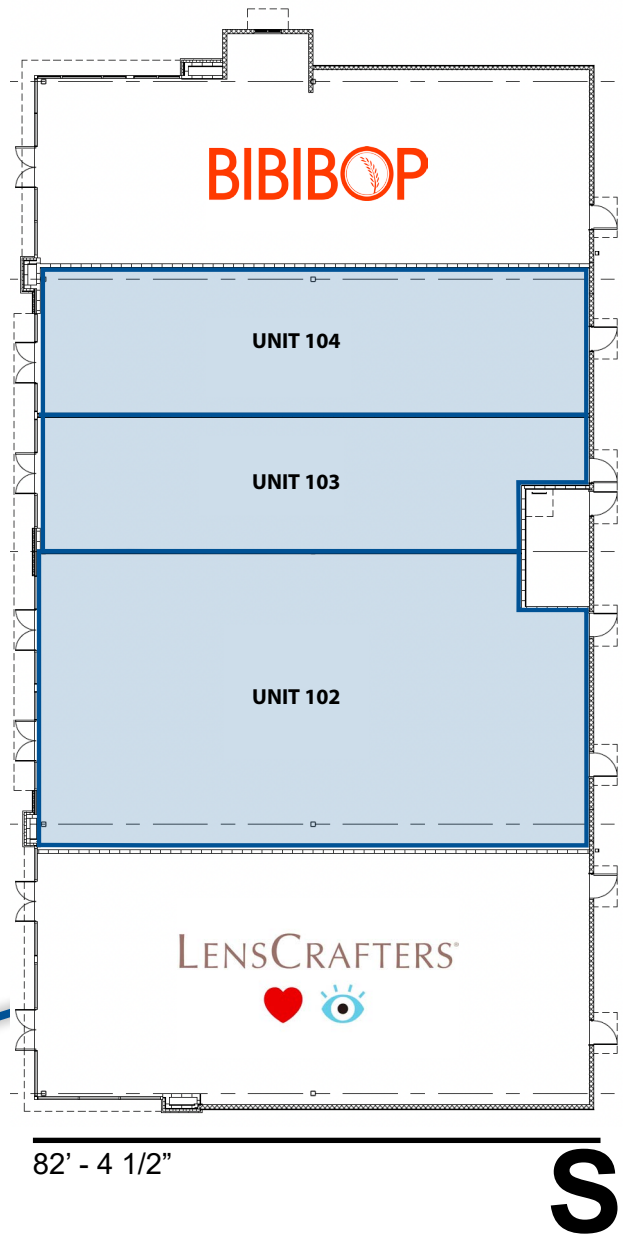
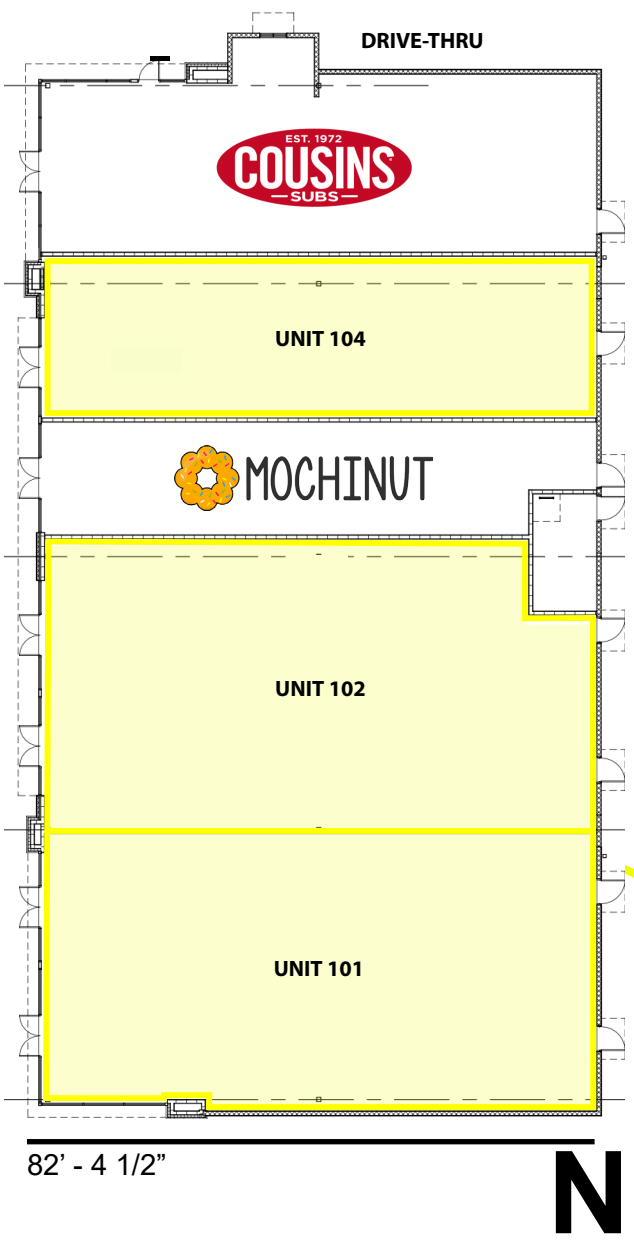
TWINS SHOPS SITE PLAN

NORTH TWIN

UNIT	TENANT	SF
105	Cousins Subs	2,279
104	AVAILABLE	2,024
103	Mochinut	1,346
102	AVAILABLE	3,450
101	AVAILABLE	3,419
TOTAL GLA		12,518

SOUTH TWIN

UNIT	TENANT	SF
105	Bibibop	2,478
104	AVAILABLE	1,826
103	AVAILABLE	1,552
102	AVAILABLE	3,437
101	LensCrafters	3,101
TOTAL GLA		12,518



RETAIL SPACE & OUTLOT AVAILABLE | FOR LEASE

CLAYBROOKE COMMONS

DEVELOPMENT PHOTOS

Chipotle - Now Open



Chicken Salad Chick - Now Open



CarMax - Now Open



Tesla - Under Construction

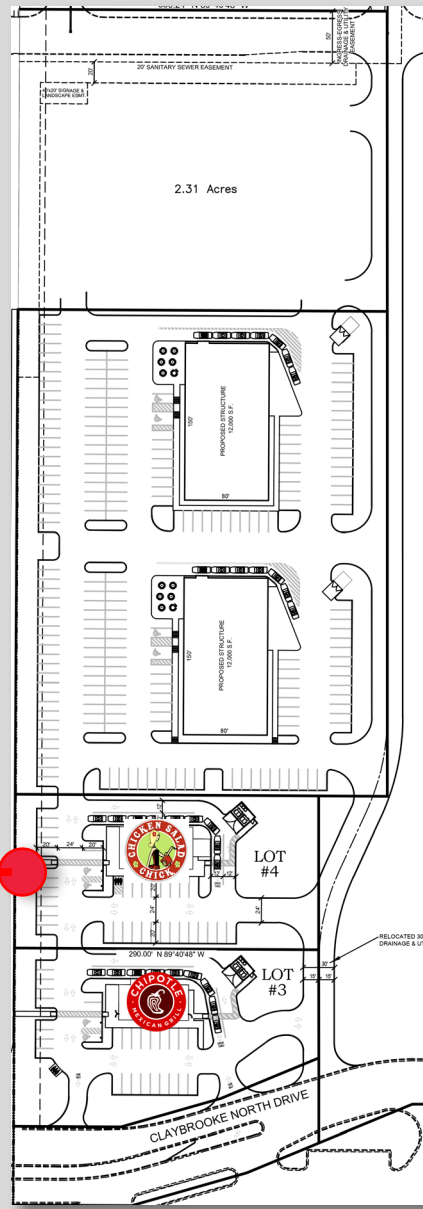
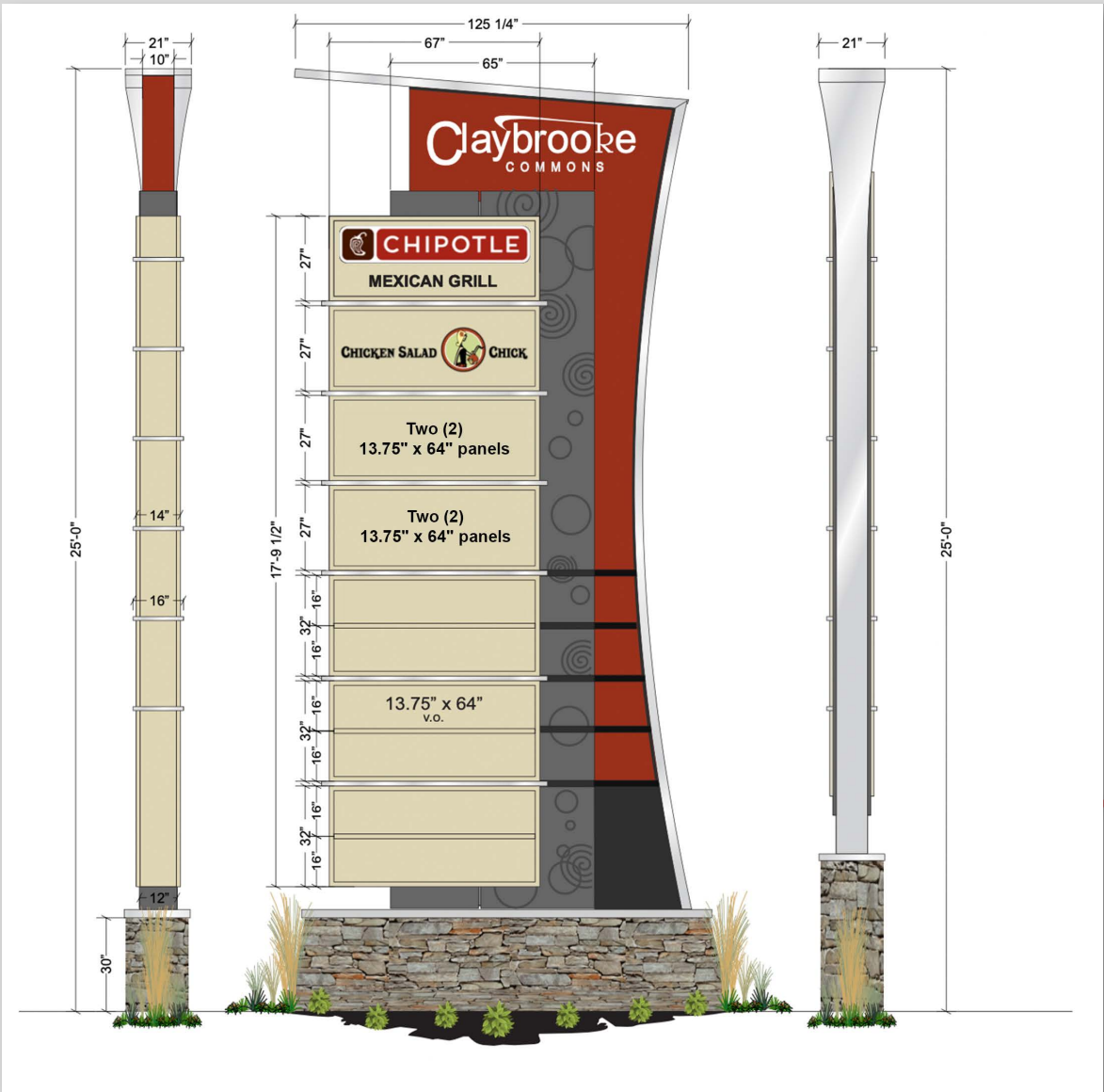


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CLAYBROOKE COMMONS



**PYLON
SIGN**



PYLON SIGNAGE AVAILABLE

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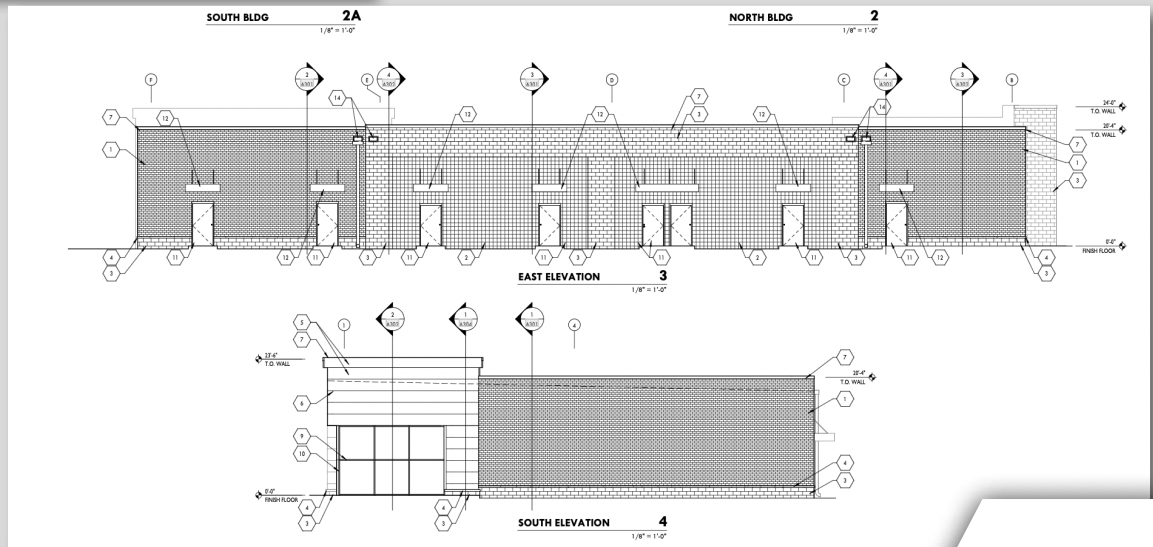
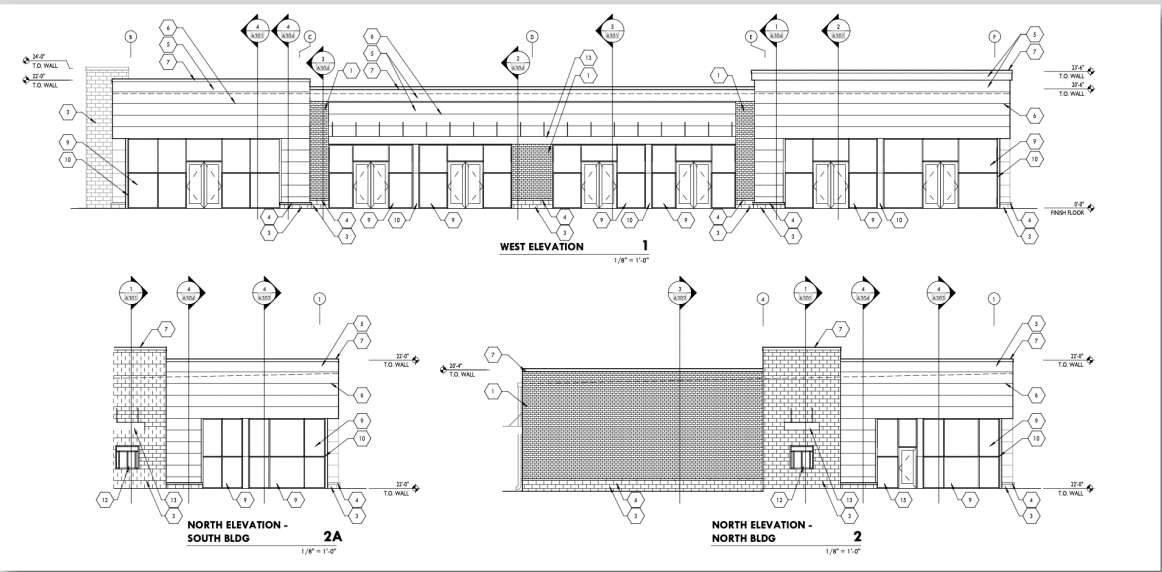
MARKET
AERIAL



RETAIL SPACE & OUTLOT AVAILABLE | FOR LEASE

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TWINS SHOPS ELEVATIONS



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