EMERSON COMMONS I & II

FULLY LEASED



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RETAIL SPACE AVAILABLE:

Fully leased

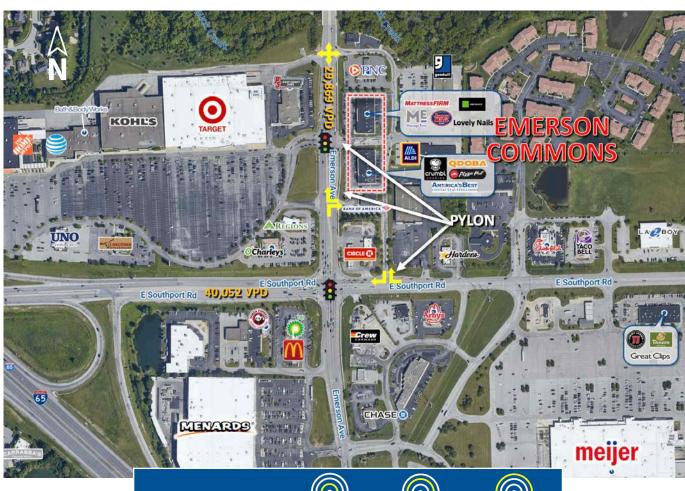
CENTER OVERVIEW:

New Ownership Newly completed exterior renovations in 2023

PROPERTY HIGHLIGHTS:

- Positioned at the only stoplight serving Target, Kohl's, The Home Depot, Aldi and more
- Join Crumble, AMERICA'S BEST CONTACTS & EYEGLASSES, Qdoba, Mattress Firm, Massage Envy, T-Mobile, Pizza Hut, and Jersey Mike's
- Located at the northeast corner of Emerson Ave & Southport Road, a combined 63,468 cars per day
- Highly visible center in dynamic trade area with limited supply of small shop space
- Adjacent to Target, Meijer, Menards and The Home Depot. Locations are the most visited locations within 15 miles and rank top 5 throughout Indiana
- Pylon Signage available along both Emerson Ave & Southport Road
- Easily accessible center from four separate access points to Emerson Ave & Southport Road





DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population:	7,277	84,207	200,167
Households:	3,121	33,181	78,846
Daytime Pop:	6,516	47,092	125,276
Avg. HH Income:	\$96,019	\$70,010	\$69,166

EMERSON COMMONS I & II



SUITE	TENANT	SF
H&I	Massage Envy	2,600
G	Shah's Halal	1,600
F	Jersey Mike's	2,200
Е	H&R Block	1,600
D	24/7 Dental	2,000
С	Lovely Nails	1,200
A&B	Mattress Firm	3,200

SUITE	TENANT	SF
А	T-Mobile	1,950
В	Crumbl Cookies	1,610
C,D & E	America's Best	3,918
F	Izumi Sushi & Ramen	1,600
G	Pizza Hut	1,600
Н	Qdoba	2,200



CENTER PHOTOS

EMERSON COMMONS I & II

Emerson Commons I





Emerson Commons II





Information within this brochure has been obtained from sources believed reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Prospective tenant and tenant representatives must verify the information and bears all risk for any inaccuracies as it relates to property and market information.

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