EMERSON COMMONS I & II
FULLY LEASED

29,869 VPD

Only entrance & exit to Target and Home Depot

EMERSON COMMONS

127,676 VPD

40,052 VPD

KOHL'S
Bath&Body Works
BOOT BARN
THE HOME DEPOT
TARGET
East Coast Subs
PNC
MATTRESS FIRM
ME Massage Envy
Jersey Mike's
ALDI
Pizza Hut
QDOBA
Crumbl Cookies
AMERICA'S BEST CONTACTS & EYEGLASSES
Staples
UNO Pizzeria & Grill
LONGHORN STEAKHOUSE
Charleys
CIRCLE K
Hardee's
Chick-fil-A
TACO BELL
LA-Z-BOY
BURGER KING
Cracker Barrel
Fifth Third Bank
McDonald's
E Southport Rd
Wendy's
Bob Evans
Chuy's
Panda Express
McDonald's
Crew Carwash
Arby's
Emerson Ave
Great Clips
Tropa
LA FITNESS
Domino's
AspenDental
Starbucks
Little Buck Creek
Steak 'n Shake
TEXAS ROADHOUSE
CARRABBA'S ITALIAN GRILL
MENARDS
CHASE
meijer

NEW OWNERSHIP & RENOVATIONS COMPLETE

6815-6905 S. Emerson Ave., Indianapolis, IN 46237

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VERITAS
REALTY
www.VeritasRealty.com

EMERSON COMMONS I & II
FULLY LEASED

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 **crumbl cookies**, **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

VP VERITAS REALTY

FULLY LEASED
EMERSON COMMONS I & II

MCFARLAND BLVD

N

BANK OF AMERICA

LUAN ST

PYLON

PYLON

EMERSON AVE   29,267 VPD

Emerson Commons I

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

Emerson Commons II

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

VERITAS REALTY

Emerson Commons I

Emerson Commons II

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RETAIL ADVISORS