

EMERSON PLAZA 5201–5249 E. Thompson Road Indianapolis, IN 46237

PROPERTY HIGHLIGHTS

Second generation retail space available for lease Suite 5203 - 1,600 SF Suite 5215 - 1,600 SF

Join Planet Fitness, Ollie's Bargain Outlets, Valvoline, and Dairy Queen Chill Grill. Coming Soon Biggby Coffee!

Adjacent to 94,000 SF redevelopment, area retailers include Kroger Marketplace, Walmart and Lowe's.

Pylon signage available and ample parking

Located along Emerson Avenue, 1 mile south of I-465, at Thompson Road

Zoned C4

As-is delivery, base rent starts at \$16.00/ SF NNN



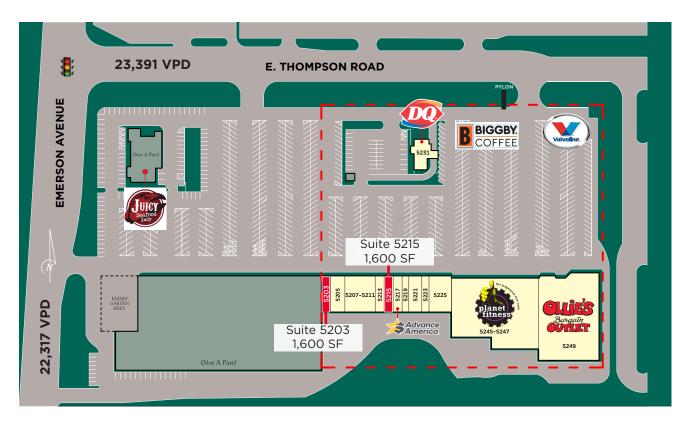
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NEIGHBORHOOD DEMOGRAPHICS

| | POPULATION | AVERAGE HOUSEHOLD INCOME | DAYTIME POPULATION |
|---------|------------|-----------------------------|-----------------------|
| 1 Mile | 10,565 | \$77,925 | 8,998 |
| 3 Miles | 77,427 | \$97,343 | 44,999 |
| 5 Miles | 199,554 | \$89,677 | 117,314 |

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WE ARE THE CENTER OF RETAIL

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