



FOR SALE OR LEASE – PRIME RETAIL OUTPARCEL

Emerson Plaza

5201 - 5249 E THOMPSON RD
INDIANAPOLIS, IN 46237

Property Highlights

Size: 0.65 Acre (28,314 SF; usable 0.53 acres)

Location: Emerson Plaza Shopping Center, SE Indianapolis, Franklin Twsp.

Zoning: C4 – Ideal for restaurant, bank, retail, or small strip

Frontage: 122' along E. Thompson Rd.

Utilities: Water, sewer, and electricity available on site

Sale price \$705,000 (\$24.90 PSF)

Ground Lease \$71,500 annually

CARMEN THOMPSON

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Area & Redevelopment Highlights

- Former Kmart redevelopment underway and coming soon: Chick-fil-A, Crew Carwash, Wawa C-Store
- Existing anchors: Planet Fitness, Ollie's Bargain Outlet, Dairy Queen Chill & Grill, Valvoline
- High-traffic corridor with strong co-tenancy and visibility
- Intersection of Emerson Ave & E. Thompson Rd. ½ Mile south I-465

Demographics

Population

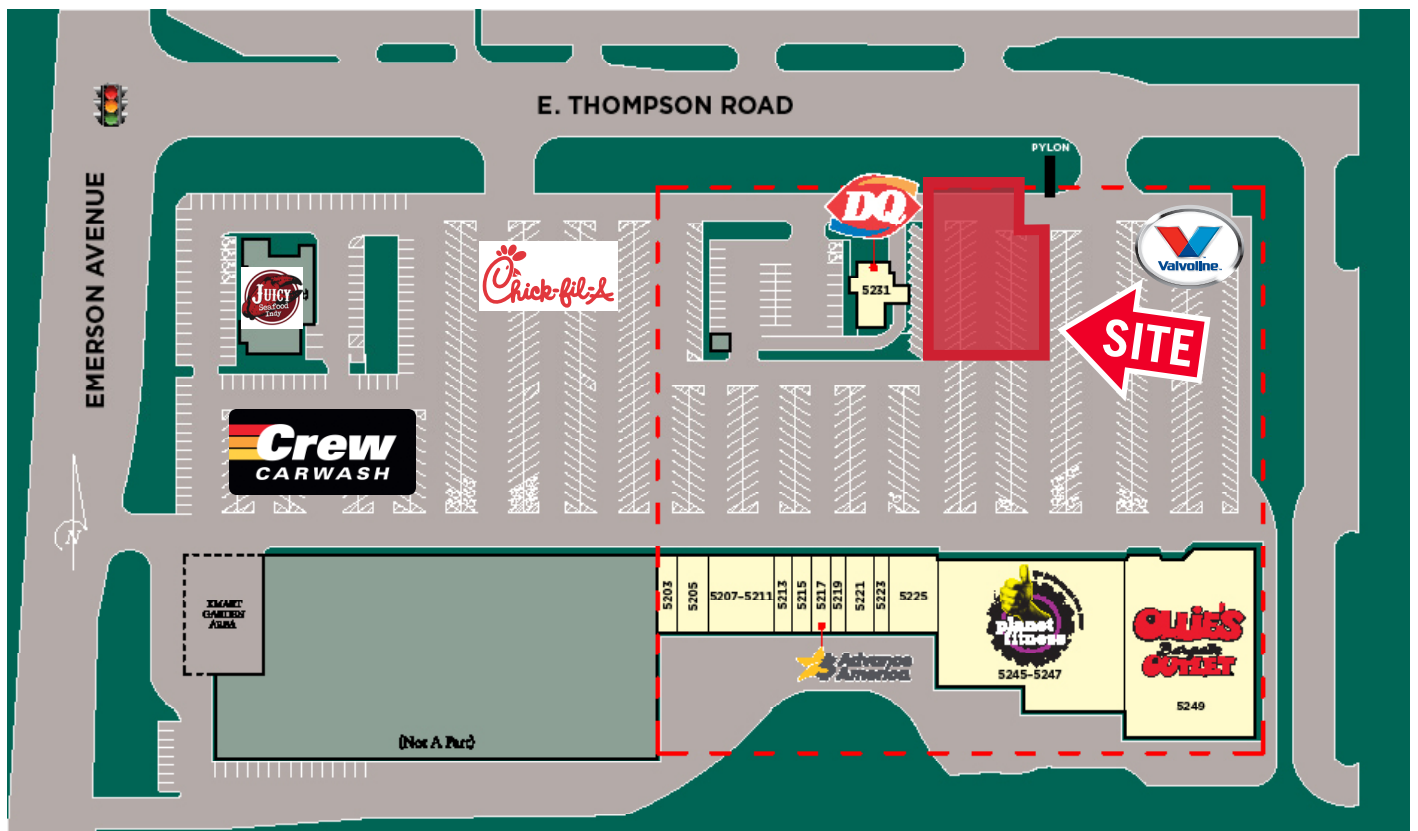
1 Mile	10,613
3 Miles	77,419
5 Miles	200,289

Average Household Income

1 Mile	\$83,222
3 Miles	\$103,086
5 Miles	\$95,822

Daytime Population

1 Mile	8,808
3 Miles	44,065
5 Miles	116,207



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