

COUNTY LINE CROSSING

8810 S Emerson
Indianapolis, IN 46237

OUTLOT
AVAILABLE
Outlot 1,200 to
2,000 SF BTS or
Ground Lease

BTS OR GROUND
LEASE OPPORTUNITY



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PROPERTY OVERVIEW

OUTLOT AVAILABLE:

Outlot: 1,200 to 2,000 SF with drive-thru potential available for ground lease or BTS

PROPERTY HIGHLIGHTS:

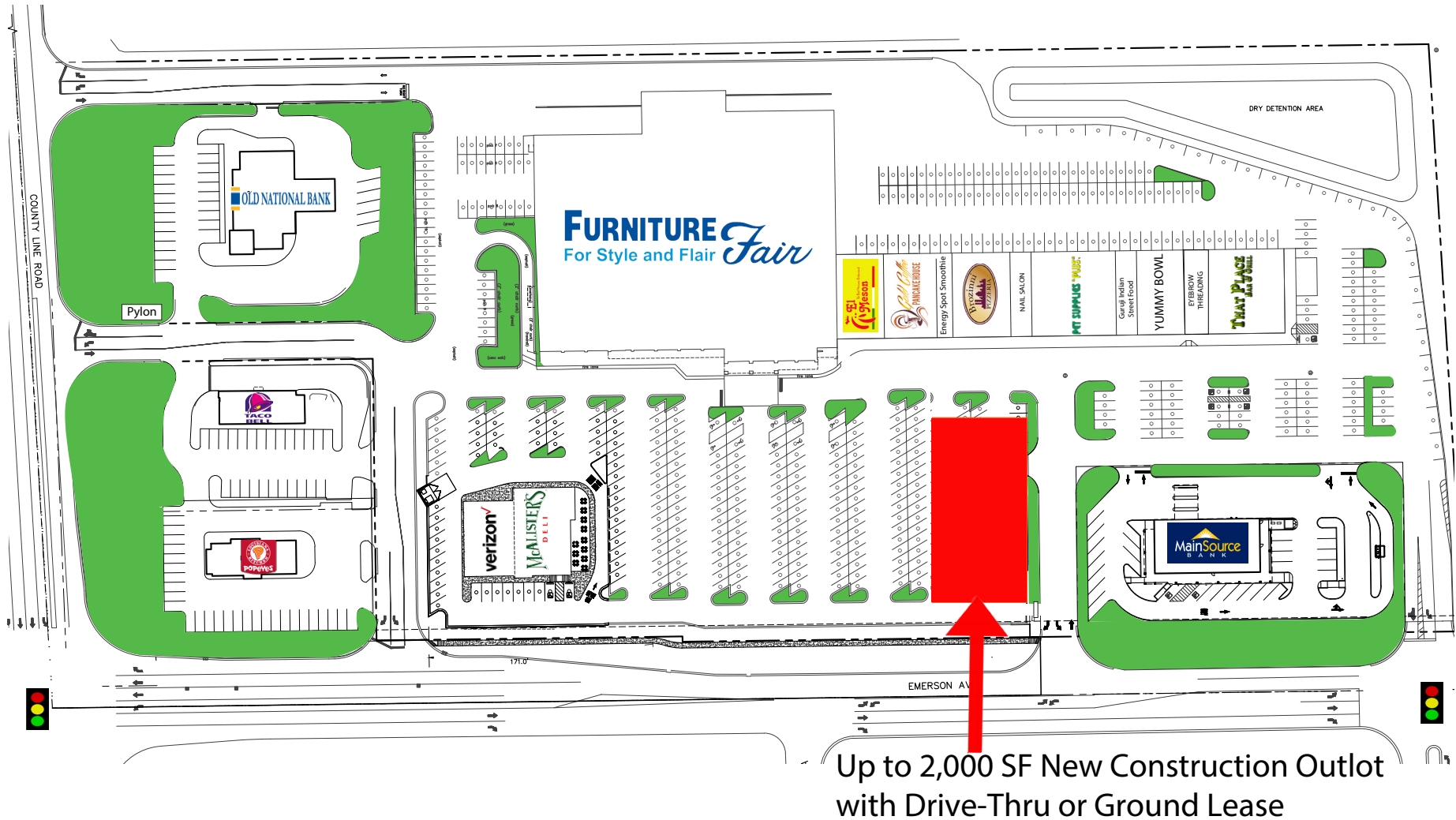
- Multi or single tenant outlot with drive-thru opportunity
- Large view corridors to County Line Rd & Emerson Ave (60,000 VPD)
- Super-regional intersection surrounded by national retailers including Kroger Marketplace, Costco, Walmart Supercenter, Floor & Décor, and more
- Fastest growing retail & restaurant corridor in Johnson County
- Strong daytime demographics with major employers including Franciscan Health Hospital (1,600 FTE)



DEMOGRAPHICS	 1 MILE	 3 MILE	 5 MILE
Population:	4,402	70,221	179,235
Total Employees:	10,229	35,886	63,426
Households:	1,835	28,801	70,308
Avg. HH Income:	\$98,719	\$74,803	\$79,619

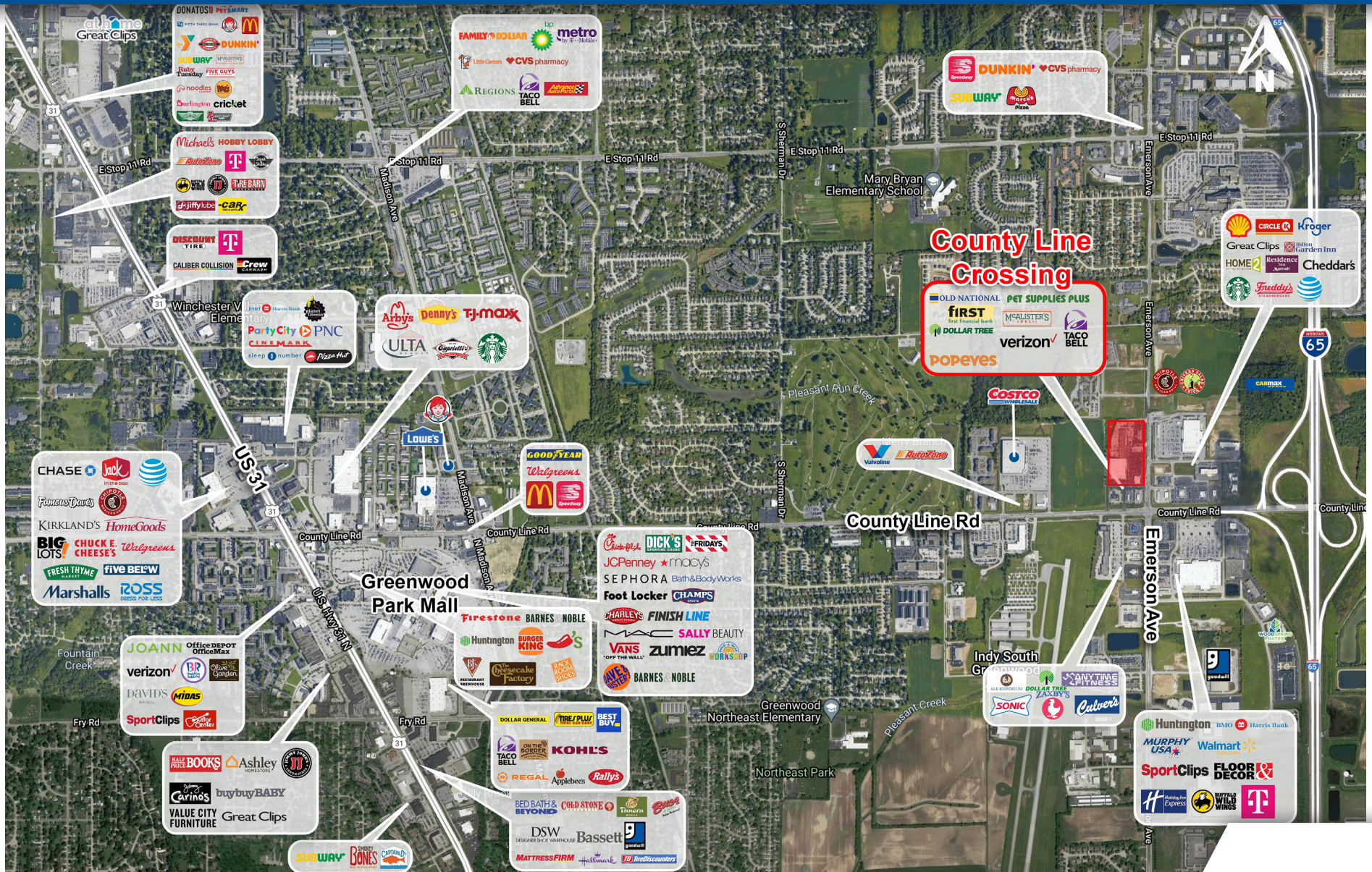
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SITE
PLAN



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MARKET OVERVIEW



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