



# RETAIL SPACE FOR LEASE

5135 S. Emerson Avenue | Indianapolis, IN 46237

## Move-in Ready Retail Space at South Pointe Commons in Southeast Indianapolis

Building Size:	21,550 SF
Available:	3,000 SF
Land:	16.98 Acres
Year Built:	1999
Parking:	130 Parking Spaces
Lease Rate:	TBD

### Details:

- Pylon signage
- 442' of frontage on S. Emerson Avenue
- Minutes from I-465
- Current tenants are Karate School, Jewelry Store, Barber, Vape Shop, Insurance Office, Chinese Food, Hair Salon, Spa, Pub, Chiropractor, and Staffing office

[VIEW PROPERTY ONLINE](#)



**NAI**Cressy

P 317.875.8888 | [CRESSY.COM](http://CRESSY.COM) | CONNECT WITH US! [in](#) [t](#) [f](#) [v](#)

3502 Woodview Trace, Suite 250, Indianapolis, IN 46268

Cressy Commercial Real Estate is a Minority Business Enterprise (MBE) as well as certified by the National Native American Supplier Council (NNASC).



Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. NAI Cressy is the Global Brokerage Division of Cressy Commercial Real Estate.

**Joe Lonnemann, Vice President**  
D 317.566.5624  
[jdl@cressy.com](mailto:jdl@cressy.com)



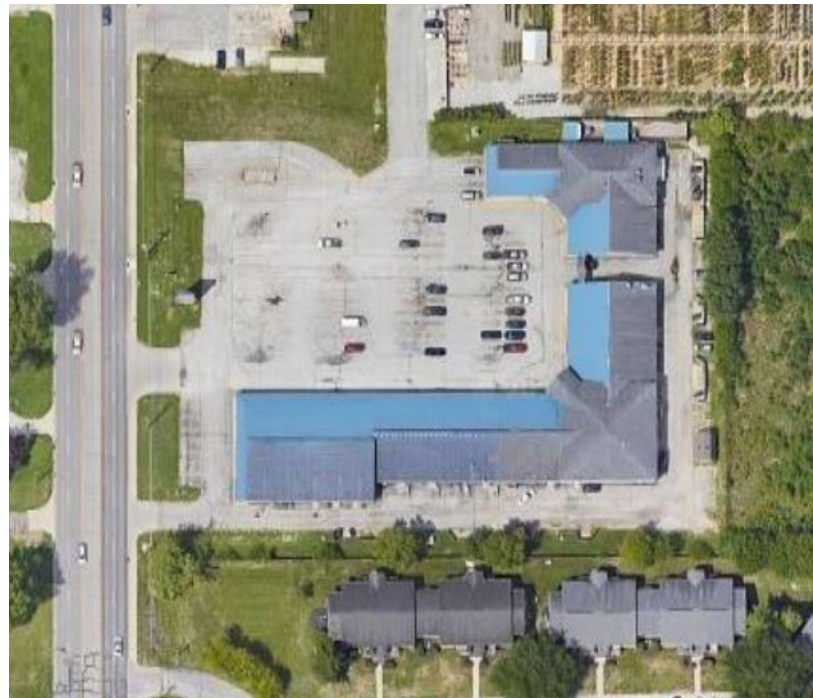
# LOCATION OVERVIEW

## RETAIL SPACE FOR LEASE

5135 S. Emerson Avenue | Indianapolis, IN 46237



- South Pointe Commons is located less than one mile south of the I-465 exit and 2 miles from the I-465 / I-65 interchange.
- This property has daily traffic counts of 25,487 on S. Emerson Ave.
- The property is surrounded by local and national retailers and commercial businesses.

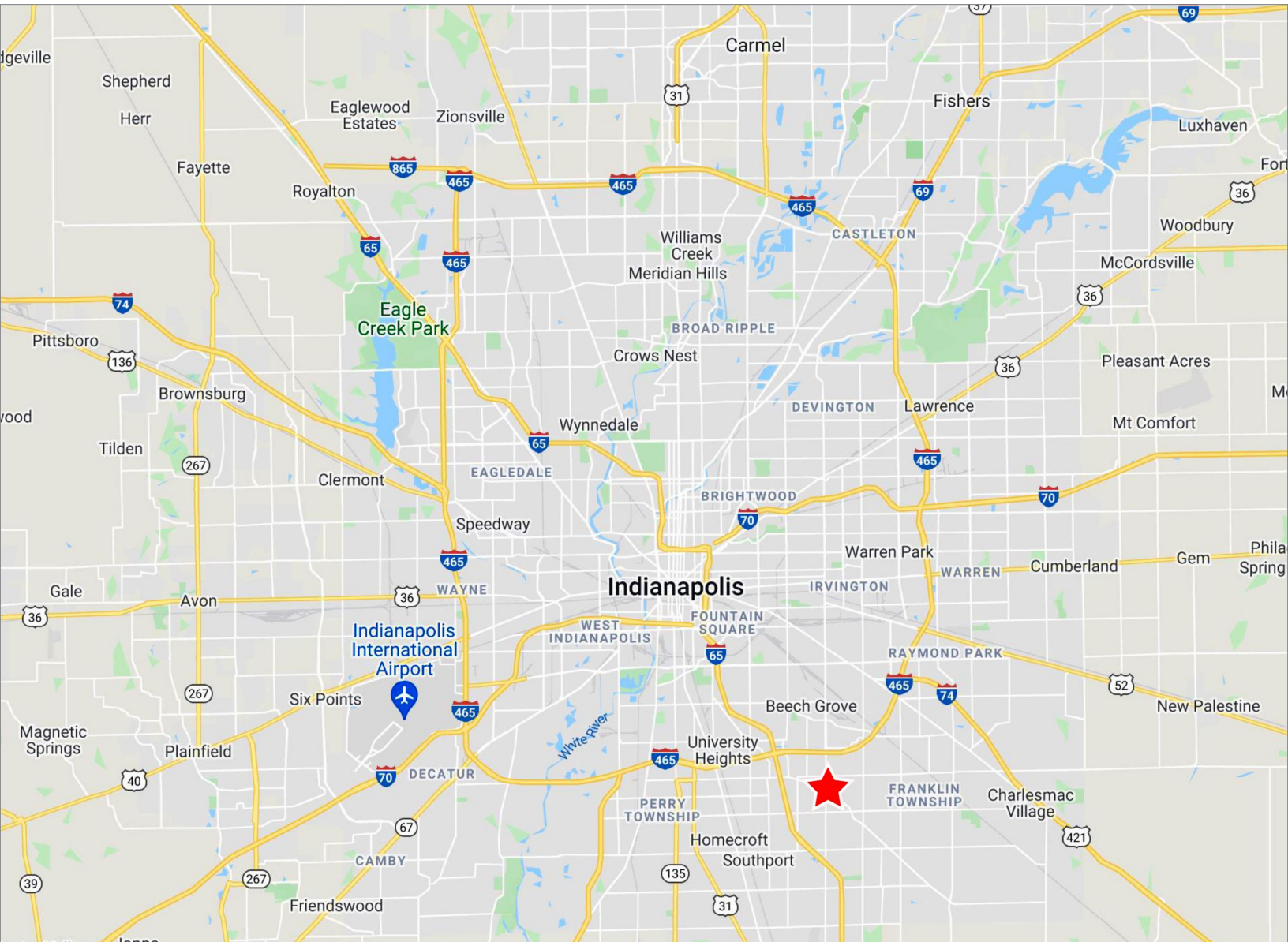




# 2022 DEMOGRAPHICS

## RETAIL SPACE FOR LEASE

5135 S. Emerson Avenue | Indianapolis, IN 46237



### POPULATION

1 MILE	10,962
3 MILE	78,083
5 MILE	197,361



### NUMBER OF HOUSEHOLDS

1 MILE	4,533
3 MILE	30,874
5 MILE	77,808



### AVERAGE HOUSEHOLD INCOME

1 MILE	\$61,852
3 MILE	\$71,740
5 MILE	\$68,188



### MEDIAN HOME VALUE

1 MILE	\$171,851
3 MILE	\$189,227
5 MILE	\$187,142