

FOR LEASE

7915 S EMERSON AVE

Indianapolis, IN 46237



RETAIL SPACE

1,500 SF For Lease

RENT

\$23.00/SF

\$5.40/SF OPEX

NEIGHBORING TENANTS

Empire Beauty School, UPS Store and CVS

PROPERTY HIGHLIGHTS

- Available June 1, 2024
- Former bank space, with 2 lane drive thru
- New roof and HVAC
- Located in SE Indianapolis at Emerson and Stop 11, across the street from Franciscan Health medical campus
- Zoned C3

Contact

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TRAFFIC COUNTS

-  Stop 11 | 15,571 VPD
-  S. Emerson | 19,009 VPD

NEIGHBORHOOD DEMOGRAPHICS

	Population	Avg. Household Income	Daytime Population
1 Mile	7,808	\$102,956	5,156
3 Miles	75,619	\$97,694	44,889
5 Miles	190,592	\$100,807	108,406

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