

FOR LEASE

SOUTHPORT COMMONS OUTPARCEL

6930 S Emerson Ave | Indianapolis, IN 46237

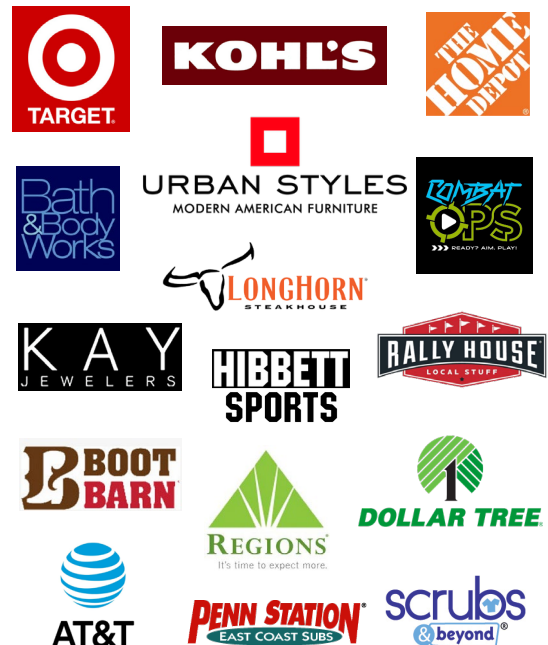


PROPERTY SUMMARY

- + Last Space Available: Restaurant Space For Lease
 - 6,160 SF | 1.34 Acres
 - 101 parking spaces
- + Located on the outlot to Southport Commons, 508,000 SF power center anchored by Target, Home Depot & Kohl's
- + Anchor Rankings by Placer.ai - Indianapolis CBSA August 1, 2024 to July 31, 2025 Ranking Period
 - TARGET #2 of 10 Stores - 90th Percentile
 - KOHL'S #4 of 14 Stores - 78th Percentile
- + High visibility from I-65 with easy regional access
- + Signalized intersection with 4 million Annual Visitors
- + Defined Regional Trade Area of 258,418 people

Information deemed reliable, but not guaranteed. Subject to change without notice.

CO-TENANTS



metaCRE

Thomas English

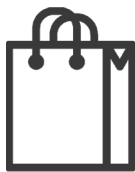
Retail Real Estate

Owner | Developer

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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile	10 Mile
Est. Population	7,687	83,027	201,775	549,884
Est. Average HH Income	\$129,609	\$97,813	\$95,546	\$98,270
Est. Households	3,203	32,444	78,626	218,393
Daytime Population	4,441	24,582	59,823	253,113

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Available Space

TENANT	#	SF
Target	1A	175,384
Home Depot	1B	120,136
Urban Styles	1C	23,500
Combat Ops Entertainment	1E/1F	24,322
Boot Barn	1H	13,500
Kohl's	2B	86,584
Bath & Body Works	2C	5,000
Pretty Chicas Boutique	2E	3,000
Kay Jewelers	2F	2,750
Hibbett Sports	2G	5,000
Rally House	2J	8,000
AT&T	2L	2,500
Dollar Tree	2Q	8,000
Available	3A-C	9,500
Scrubs & Beyond	3D,3E	3,200
Accurate Personnel Services	3F	2,000
Signature Nails	3G	1,360
Penn Station	3H	1,840
Available	Outlot	6,160

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