

# SOUTHPORT COMMONS

Southport Road & Emerson Avenue • Indianapolis, IN

## PRIME RETAIL SPACE FOR LEASE 17,522 SF, 1,200 SF & 1,360 SF AVAILABLE IN UPSCALE SHOPPING CENTER

- Located at busy intersection of Southport Road and Emerson Avenue
- I-65 visibility and access
- Interstate Signage
- Established trade area with over 600,000 SF of retail space
- Rapidly growing southeast area with substantial and ongoing residential and commercial growth
- Current retailers includes:  
Super Target, Home Depot, Kohls, Kittles, Pier 1, O'Charley's, Pizzeria UNO, Union Planters Bank, Longhorn Steakhouse and many more



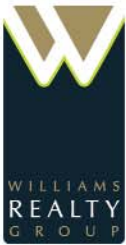
For More Information, Contact:  
**317.574.5480**

**Adam Crockett**  
Commercial Leasing Manager  
acrockett@wr-group.com

Loopnet.com ID #: 13651683  
Xceligent.com ID #: 419413

COMMERCIAL DEVELOPMENT • LEASING • ACQUISITION • MANAGEMENT

9830 Bauer Drive • Indianapolis, IN 46280 • 317.574.5480 • fax 317.829.2052 • www.wr-group.com



# SOUTHPORT COMMONS

Southport Road & Emerson Avenue • Indianapolis, IN

## DEMOGRAPHICS\*

### 1 MILE

- 2006 Estimate Population 5,915
- 2011 Est. Proj. Population 6,036
- 2006 Est. Avg. HH Income \$91,368
- 2006 Est. Average Age 33.5

### 3 MILE

- 2006 Estimate Population 68,985
- 2011 Est. Proj. Population 70,330
- 2006 Est. Avg. HH Income \$71,319
- 2006 Est. Average Age 33.6

### 5 MILE

- 2006 Estimate Population 165,981
- 2011 Est. Proj. Population 171,592
- 2006 Est. Avg. HH Income \$68,460
- 2006 Est. Average Age 35.0

## TRAFFIC COUNTS

- 30,000/ADT @ Southport & Emerson & 130,000/ADT @ I-65

\* Demographics based on Comprehensive Census 2000 Data.



For More Information, Contact:  
**317.574.5480**

**Adam Crockett**  
Commercial Leasing Manager  
acrockett@wr-group.com

Loopnet.com ID #: 13651683  
Xceligent.com ID #: 419413

COMMERCIAL DEVELOPMENT • LEASING • ACQUISITION • MANAGEMENT

The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent investigation.