

McFarland Market Place

8028 S. Emerson Ave.
Indianapolis, IN 46237
Marion County



key features

- located on the southwest corner of Emerson and Stop 11, across from Franciscan Health Hospital
- perfect for retail, medical, or office tenants to serve local residents and hospital traffic
- close proximity to major retailer intersection at Emerson Avenue and Southport Road
- daily traffic counts: 26,342 on Emerson Avenue; 15,571 on Stop 11 Road; and 104,378 on I-65

demographics

	1 mile	3 miles	5 miles
population	8,150	75,955	190,911
households	3,433	31,332	75,660
avg. household income	\$95,633	\$95,860	\$103,243
daytime population	5,311	51,046	112,962

2024 Estimates. Source: Applied Geographic Solutions 5/2024, TIGER Geography

100% leased



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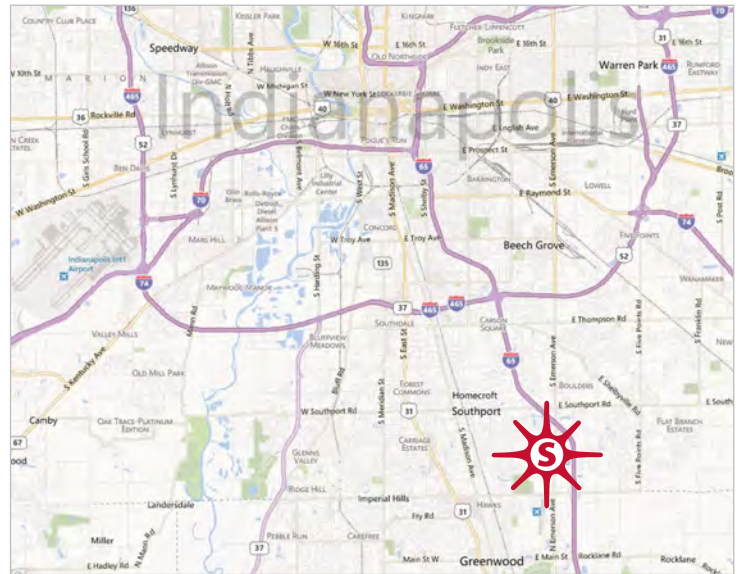
10689 N. Pennsylvania St., Suite 100, Indianapolis, IN 46280

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UNIT	TENANT	DIMS.	S.F.
A-C	GLOBAL SMILES DENTAL	72.8 x 80	5,820
D/E	INDY'S FAMOUS PANCAKE HOUSE & GRILL	37.3 x 80	2,980
F	CHAI & KATHI ROLL LOUNGE	30 x 80	2,400
G	ANN'S SPA	20 x 80	1,600
H	TANDOORI PIZZA	20 x 80	1,600
I	CHIN'S FAMILY RESTAURANT	20 x 80	1,600
J	VAN'S FAMILY ASIAN GROCERY	20 x 60	1,200
K	BEECH GROVE ALTERATIONS	19.7 x 61	1,200
L	CREATIVE EYES	19.7 x 61	1,200
M/N	MEXICO CITY GRILL	78.7 x 61	4,800
Q	CLASSY NAILS	19.7 x 61	1,200
R/S	KUMON LEARNING CENTER	39.4 x 61	2,400
T	SPICY DONER	19.7 x 61	1,200
U	THE TAILGATE	39.3 x 61	2,400



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