



key features

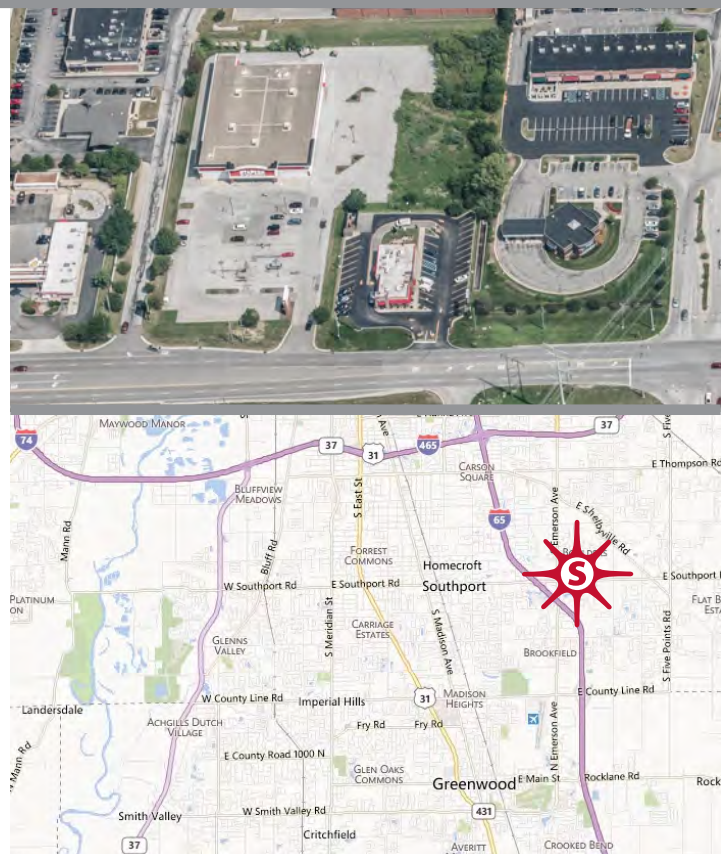
- busy retail corridor including Target, Home Depot, Meijer, Menards, and many more
- adjacent lot available for future development or possible third box for inline development on endcap
- daily traffic counts: 34,105 on Southport Road; 29,971 on Emerson Avenue; and 133,763 on I-65

demographics

	1 mile	3 miles	5 miles
population	7,340	83,328	200,192
households	3,072	32,489	78,112
avg. household income	\$131,293	\$98,004	\$94,526
daytime population	6,187	46,370	114,573

2025 Estimates. Source: Applied Geographic Solutions 5/2025, TIGER Geography

100% leased future development possible



UNIT	TENANT	DIMS.	S.F.
5140	STAPLES	176 x 134 IRR	23,942

