



## key features

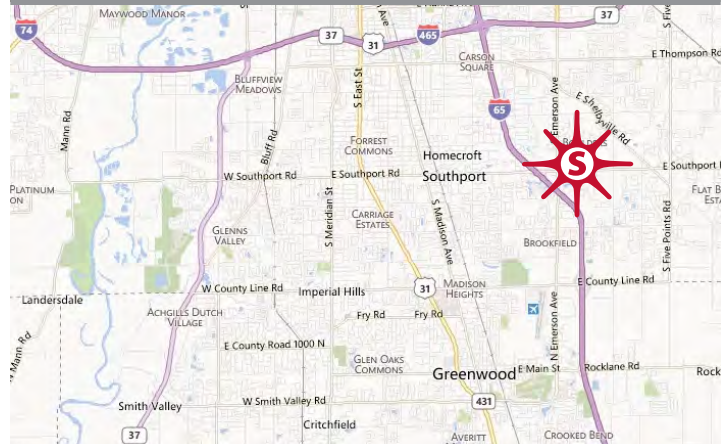
- busy retail corridor including Target, Home Depot, Meijer, Menards, and many more
- adjacent lot available for future development or possible third box for inline development on endcap
- daily traffic counts: 34,201 on Southport Road; 29,267 on Emerson Avenue; and 125,386 on I-65

## demographics

	1 mile	3 miles	5 miles
population	7,545	82,832	197,386
households	3,318	33,079	78,797
avg. household income	\$124,587	\$96,372	\$92,731
daytime population	6,179	43,962	113,146

2023 Estimates. Source: Applied Geographic Solutions 4/2023, TIGER Geography

**100% leased**



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

