



ANNIE SCOTT REALTY GROUP
Commercial | Residential Real Estate Specialists



F.C. Tucker Company



3308 S EMERSON AVENUE, BEECH GROVE, IN 46107



**INDUSTRIAL
FOR SALE
SPACE**

\$795,000

3308 SOUTH EMERSON AVE

Introducing a standout two-unit commercial building located in Cumberland's vibrant heart, perfect for investors and entrepreneurs alike. This property offers a unique mix of flexibility, location, and income potential, making it a prime pick in today's market.

To the left, a turn-key indoor baseball facility, kept in immaculate condition, operates under a month-to-month lease—ideal for those looking for short-term flexibility or a new venture. The right unit is home to a reputable transmission repair business, showcasing the property's adaptability for various commercial uses.

Both units are designed with rear drive-in garage doors, simplifying operations and logistics for any business. Enjoy the benefits of an existing billboard sign lease that transfers to you, providing immediate additional income. We ensure a seamless handover with both units vacated before closing, allowing new owners to reshape the space according to their vision.

Situated in the bustling core of Cumberland, this property boasts visibility and high drive traffic score and sits in a neighborhood known for its thriving business community and strong local support.

This property is ideal for those looking to enhance their portfolio or establish their business in a location synonymous with success. Don't miss out on this exceptional opportunity to invest in one of the most sought-after areas in the city. Discover the potential of this Cumberland commercial property, where opportunity meets versatility.

OFFERING SUMMARY

PRICE	\$795,000
BLDG. SIZE	8,000 SF
LOT SIZE	0.24 ACRE
YEAR BUILT	1967
STORIES	1
ZONING	Industrial
APN	49-10-28-113-074.000-502



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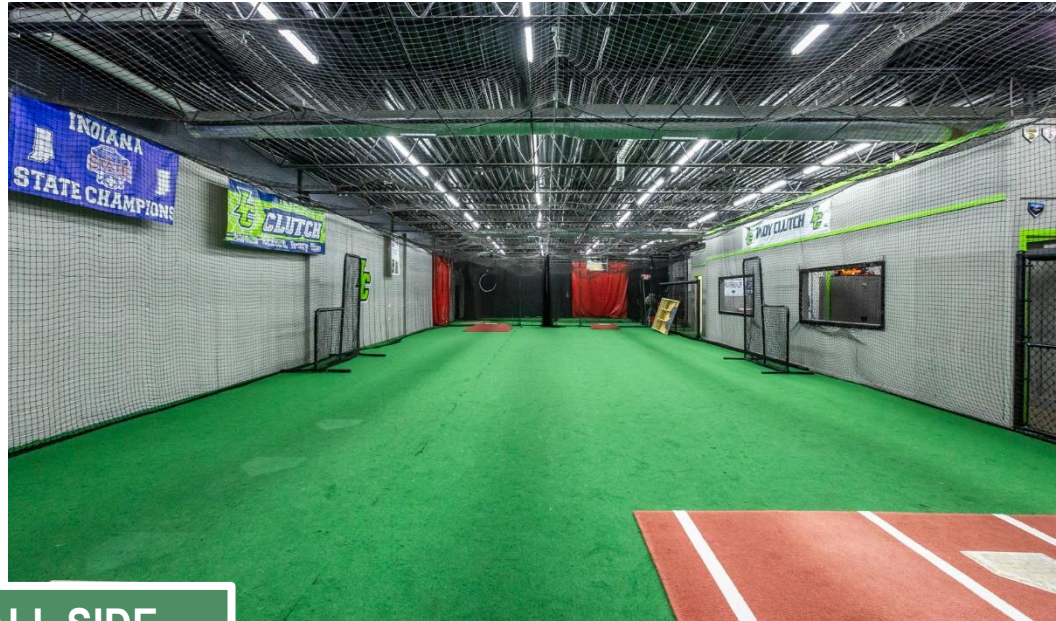
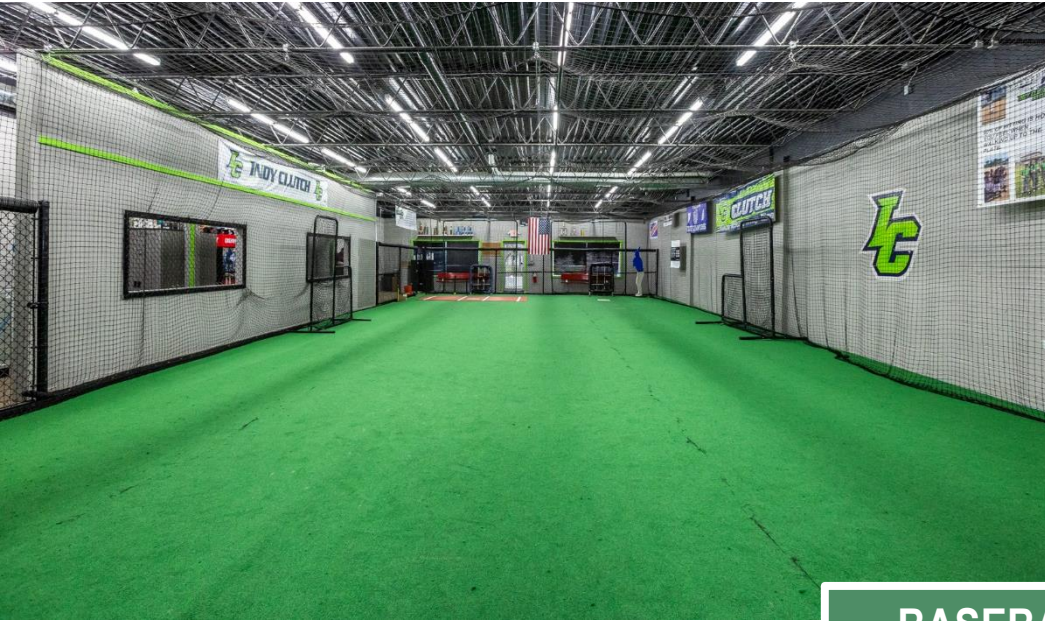
3308 SOUTH EMERSON AVE



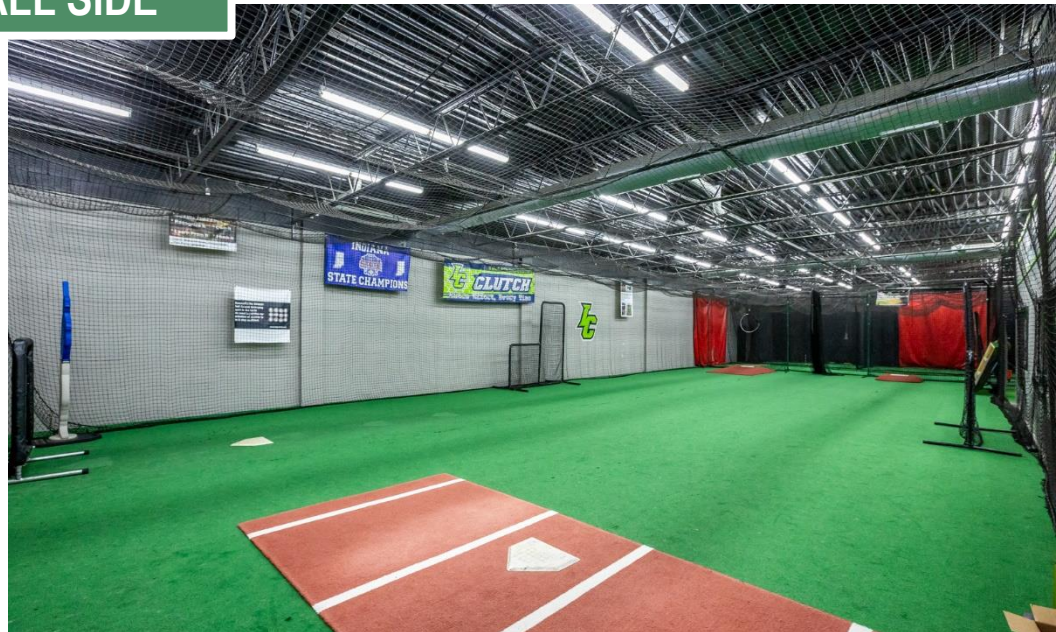
EXTERIOR PHOTOS



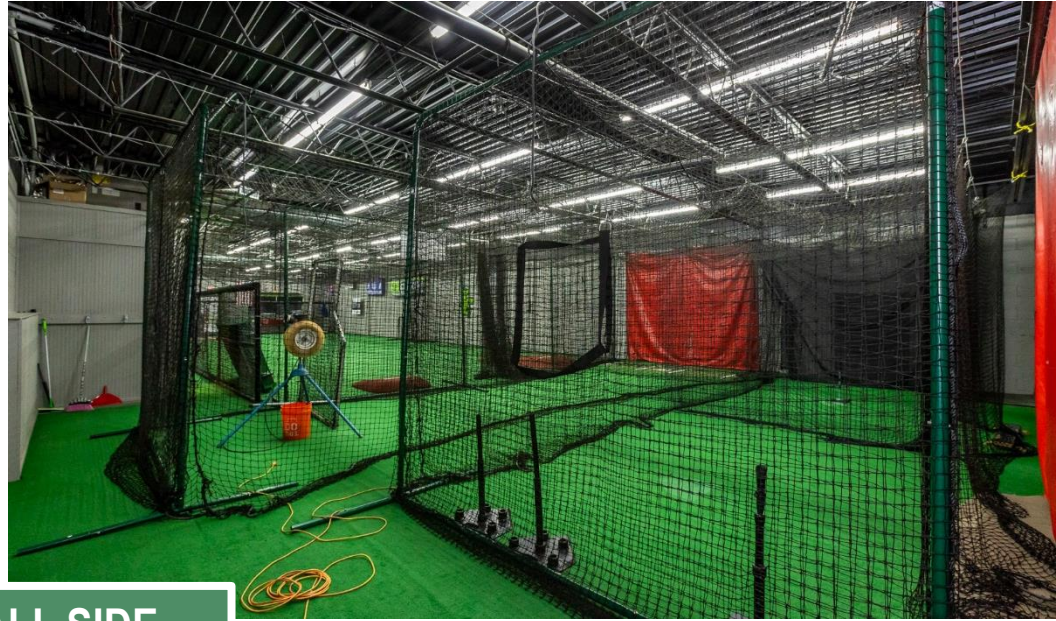
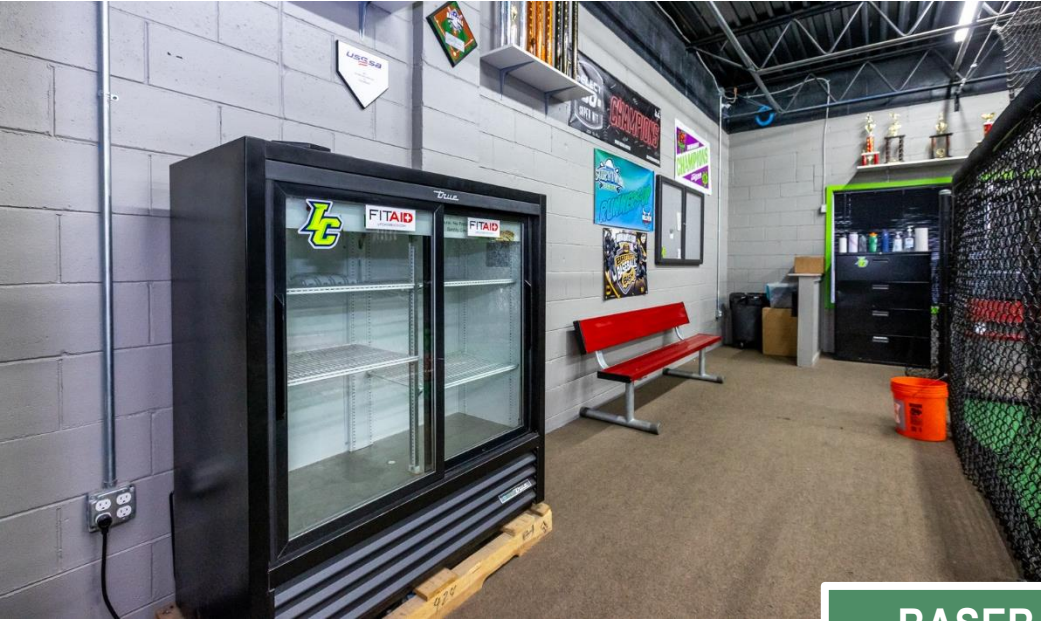
3308 SOUTH
EMERSON AVE



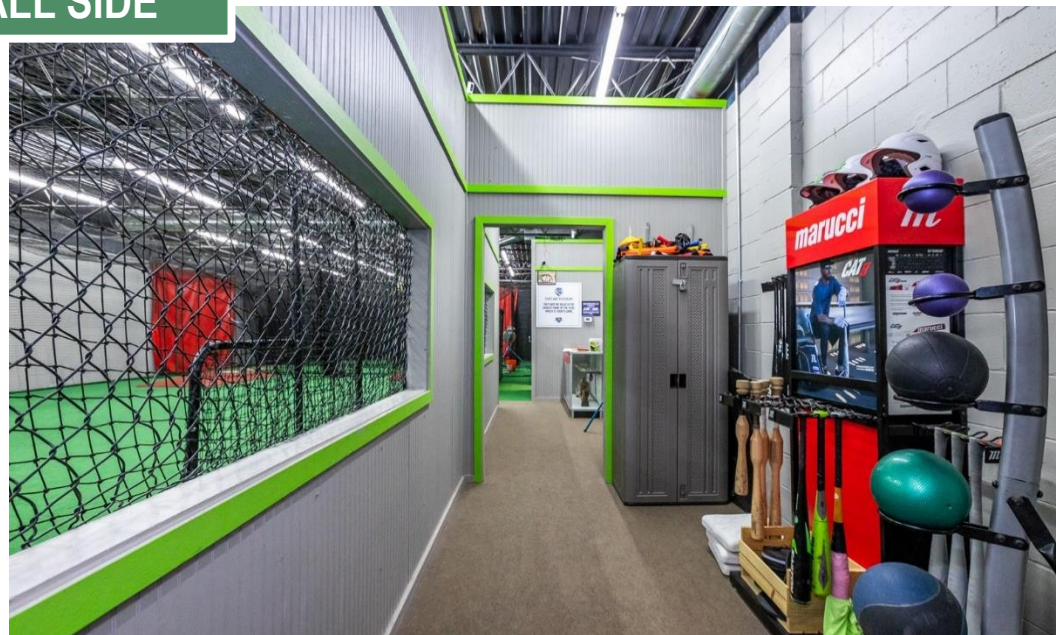
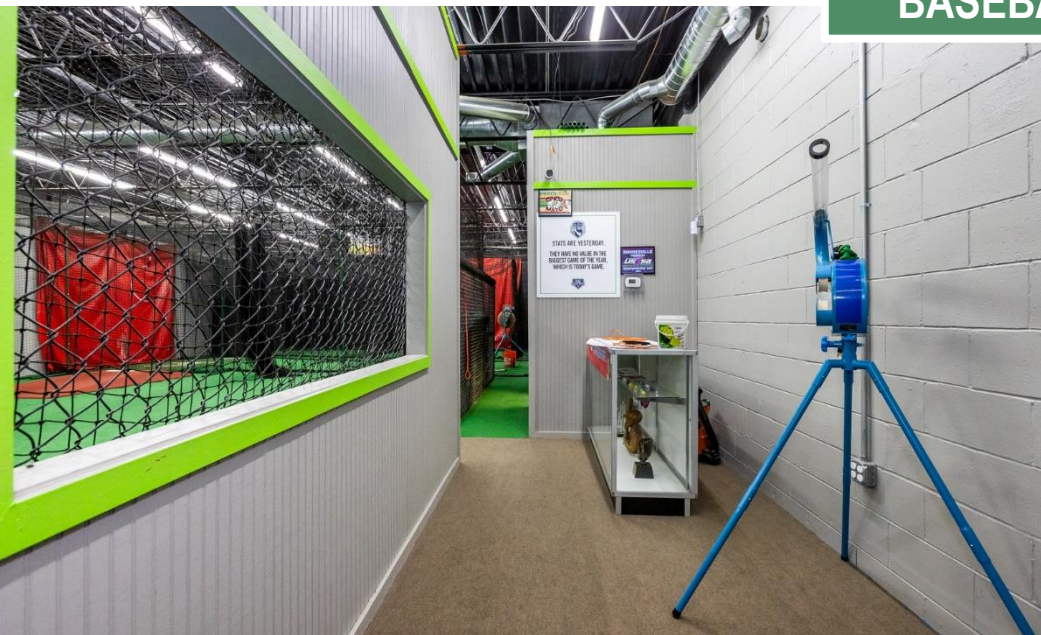
BASEBALL SIDE



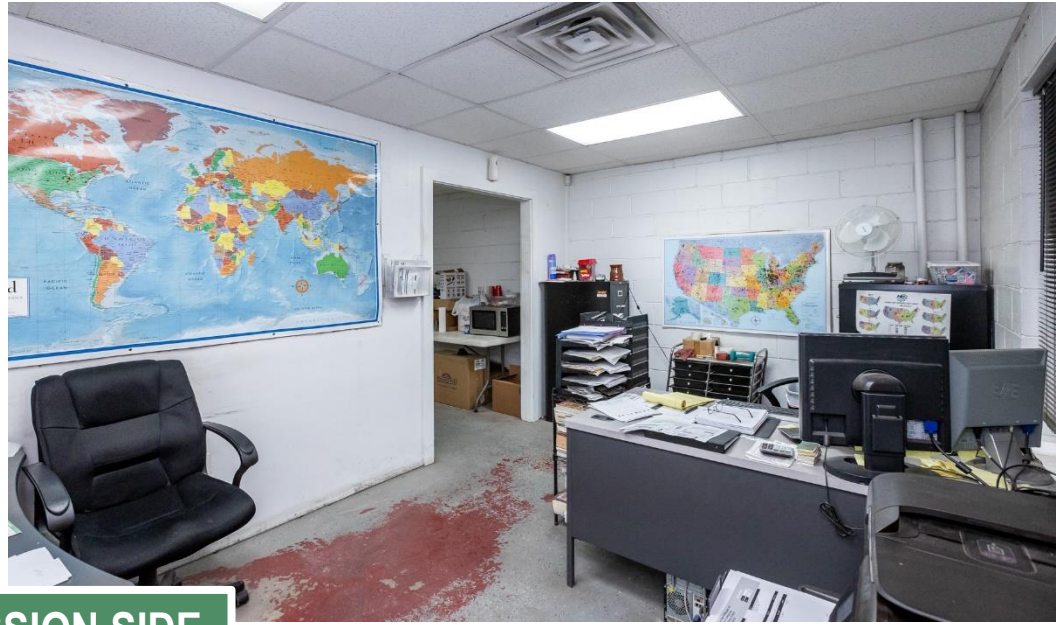
3308 SOUTH EMERSON AVE



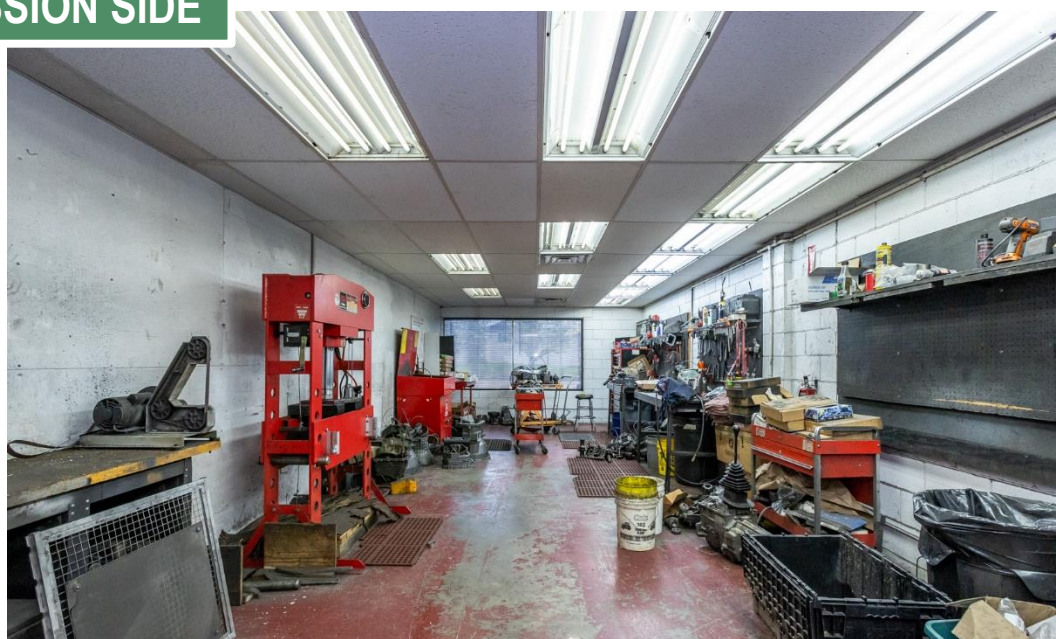
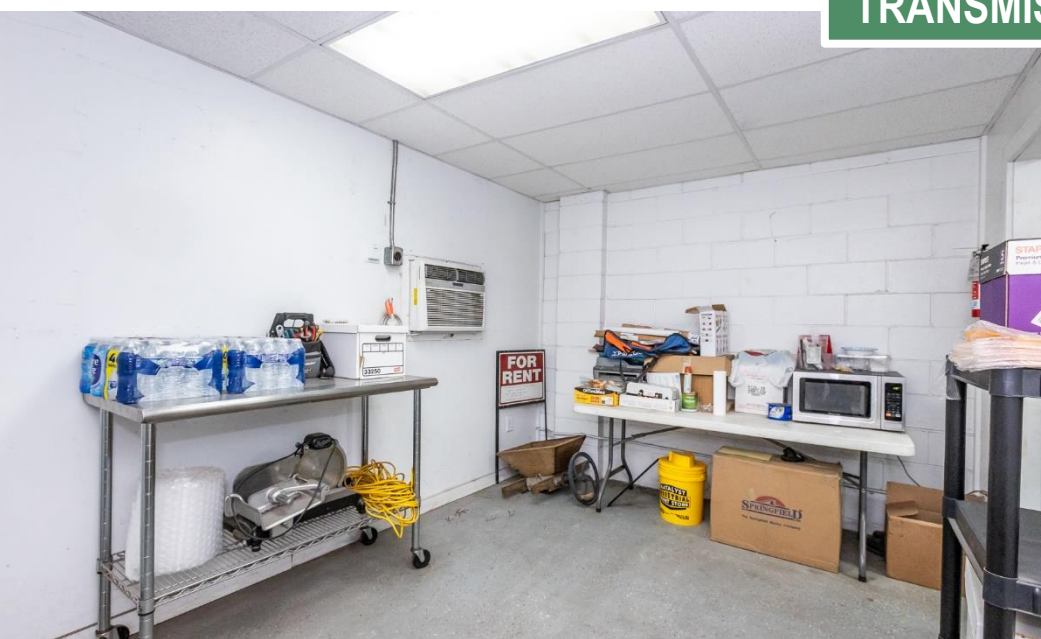
BASEBALL SIDE



3308 SOUTH EMERSON AVE



TRANSMISSION SIDE



3308 SOUTH EMERSON AVE



TRANSMISSION SIDE



DEMOGRAPHIC SUMMARY

3308 S Emerson Ave, Beech Grove, Indiana, 46107

Rings: 1, 3, 5 mile radii

KEY FACTS

8,329

Population

38.5

Median Age



3,533

Households

\$46,238

Median Disposable Income

EDUCATION

8.6%

No High School Diploma



44.3%

High School Graduate



28.9%

Some College/Associate's Degree



18.2%

Bachelor's/Grad/Prof Degree

INCOME



\$54,796

Median Household Income



\$29,807

Per Capita Income



\$112,849

Median Net Worth

ANNUAL HOUSEHOLD SPENDING



\$1,456

Apparel & Services



\$164

Computers & Hardware



\$2,410

Eating Out



\$4,517

Groceries



\$5,136

Health Care

1 mile



BUSINESS



414

Total Businesses



5,146

Total Employees

Variables	1 mile	3 miles	5 miles
2023 Total Population	8,329	78,593	228,122
2023 Household Population	8,307	76,415	223,755
2023 Family Population	6,267	59,188	167,680
2028 Total Population	8,312	77,966	228,560
2028 Household Population	8,290	75,788	224,193
2028 Family Population	6,233	58,544	167,480

OFFICE MARKET PROFILE

3308 S Emerson Ave, Beech Grove, Indiana, 46107
Ring of 1 mile

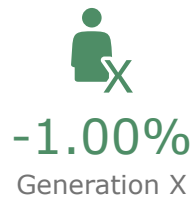
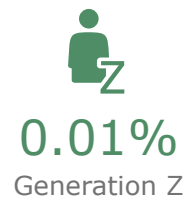
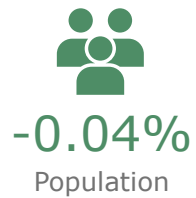
This infographic provides a set of key demographic, market potential and spending indicators that allow you to quickly understand the market opportunities and demographics of an area that provide powerful decision-making insight about office location.



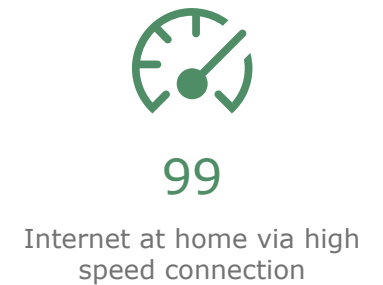
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[Learn more about this data](#)

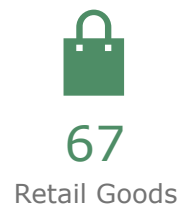
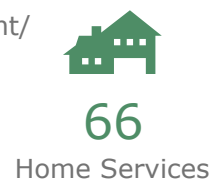
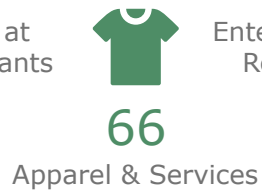
PROJECTED ANNUAL GROWTH RATE



INTERNET ACCESS (INDEX)



LIFESTYLE SPENDING (INDEX)



Tapestry segments

12B	Traditional Living 1,519 households	43.0% of Households	▼
8E	Front Porches 812 households	23.0% of Households	▼
6F	Heartland Communities 509 households	14.4% of Households	▼

COMMUTE PROFILE

3308 S Emerson Ave, Beech Grove, Indiana, 46107
Ring of 1 mile

This infographic provides information about how population age 16+ travels to work. This data comes from the American Community Survey (ACS) from the US Census Bureau. Read an in-depth analysis on the [ACS documentation page](#).

TRANSPORTATION TO WORK



0.8%

Took Public Transportation



10.8%

Carpooled



0.5%

Walked to Work



0.0%

Bike to Work

WORKERS



4,001

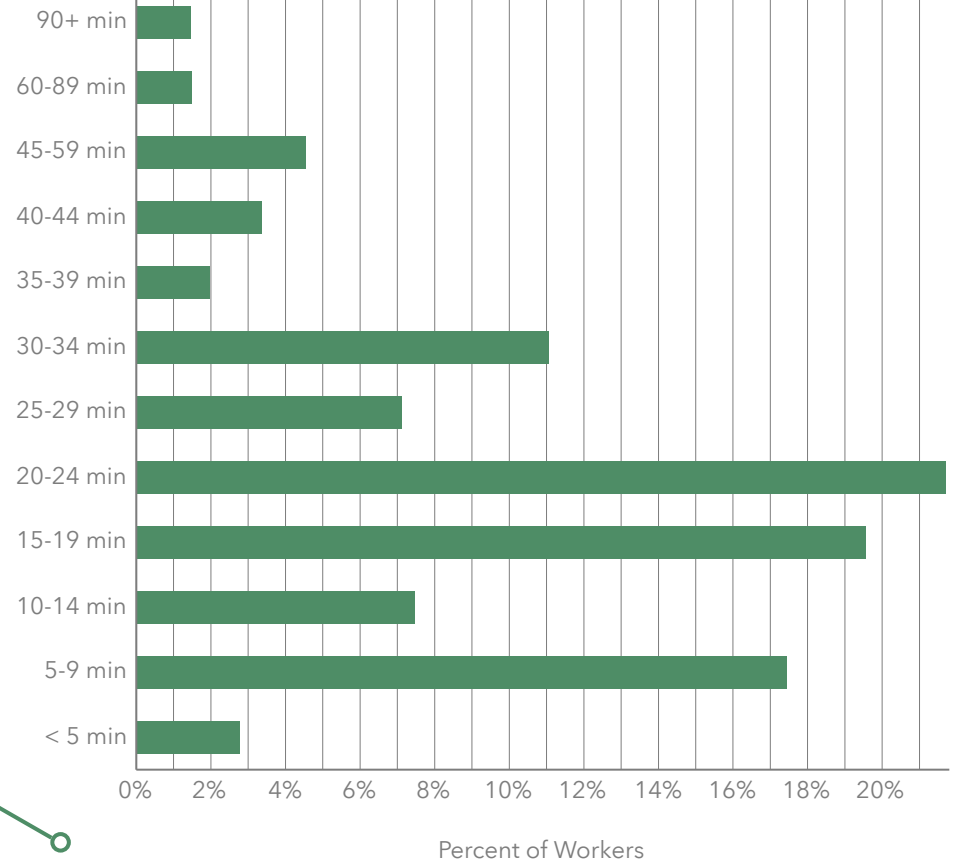
ACS Workers Age 16+



83.7%

Drove Alone to Work

TRAVEL TIME TO WORK





What's in My Community?

Places that make your life richer and community better

3308 S Emerson Ave, Beech Grove, Indiana, 46107
1 mile



AREA OVERVIEW

INDIANAPOLIS, IN

Indianapolis is the capital and most populated city in Indiana. With a population of over 892,000 residents within the city, it is the economic and cultural center of the Indianapolis MSA and is the 33rd most populated MSA in the nation. The city covers 368 square miles, making it the 16th largest city in the US. The area is known for its one-of-a-kind culture with six distinct cultural districts. Indianapolis stays true to its history and savors its historically significant neighborhoods. These districts include Broad Ripple Village, Canal and White River State Park, Fountain Square, Indiana Ave, Mass Ave, and Wholesale. Whether you are looking for sports, arts, dining, or excitement, Indianapolis has something for everyone.

More than 517,000 Employees in Six Key Industries

- ° Logistics | 109,000 Employees | Express Scripts, Amazon, and FedEx
- ° Manufacturing | 88,000 Employees | Allison Transmission, Nice Pak, and Red Gold
- ° Information Technology | 22,000 Employees
- ° Life Sciences | 21,000 Employees | Eli Lilly & Co., Anthem, Roche Diagnostics, and Corteva
- ° Agribusiness | 16,000 Employees | Elanco, Beck's Hybrids, and AgReliant Genetics
- ° Sports | 16,000 Employees | NCAA Headquarters and Indianapolis Motor Speedway



3308 S EMERSON AVE.

BEECH GROVE, IN 46107

ANNIE SCOTT

Realtor/Broker, Team Lead

FOR MORE INFORMATION, PLEASE CONTACT



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