



ANNIE SCOTT REALTY GROUP  
Commercial | Residential Real Estate Specialists



F.C. Tucker Company



3308 S EMERSON AVE., BEECH GROVE, IN 46107



INDUSTRIAL  
FOR LEASE

\$3,400/month



# Executive Summary

Seize this rare opportunity to lease a 4,000 SF turnkey space, formerly occupied by a successful transmission shop. Perfectly positioned for maximum exposure, this versatile property features a welcoming front lobby, a dedicated office area, and a spacious workspace ideal for a variety of automotive or industrial uses.

The property is equipped with a convenient drive-in garage door dock, ensuring easy access for deliveries and operations. Located on a well-traveled route, the space offers outstanding drive-by visibility to thousands of potential customers daily as they commute to and from Cumberland town.

With its move-in ready condition, this property is ideal for businesses looking to establish themselves quickly in a thriving location. Don't miss out on this chance to set up shop in a space that's ready to support your business success.

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.

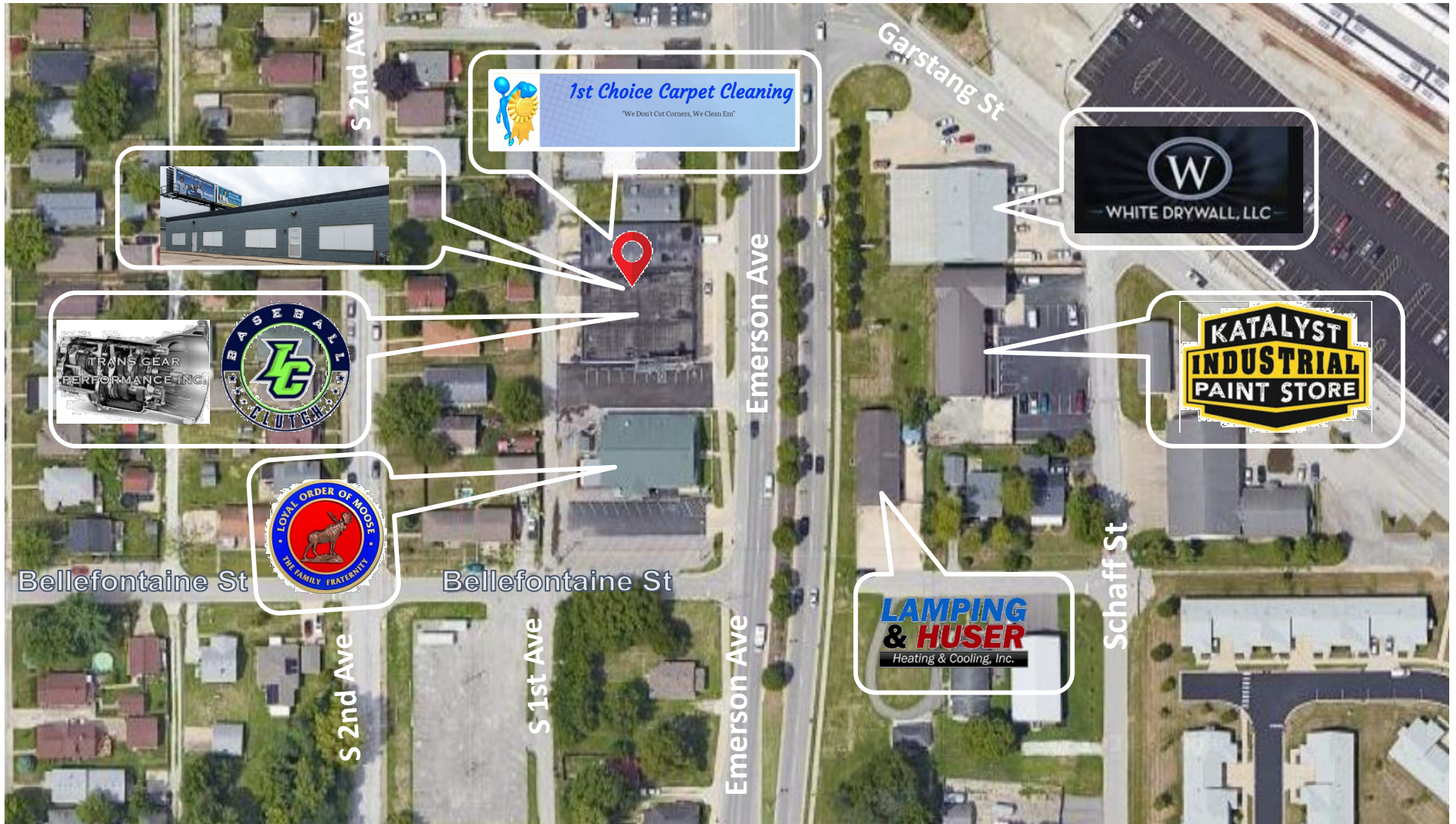
# Property Summary

**3308 S EMERSON AVE., BEECH GROVE, IN 46107**

Offering Price	\$3,400/month
Property Type	Commercial
Building Size	4,000 SF
Lot Size	0.24 ACRE
Stories	1
Structural Framing	Wood and Steel
Year Built	1967
Parcel No.	49-10-28-113-074.000-502
Primary Zoning	Industrial



# Neighborhood Map



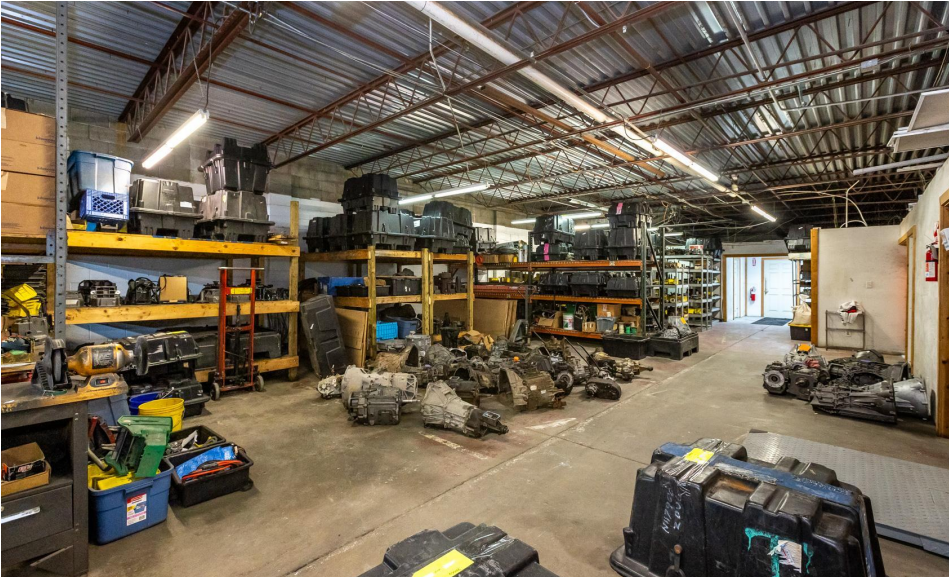
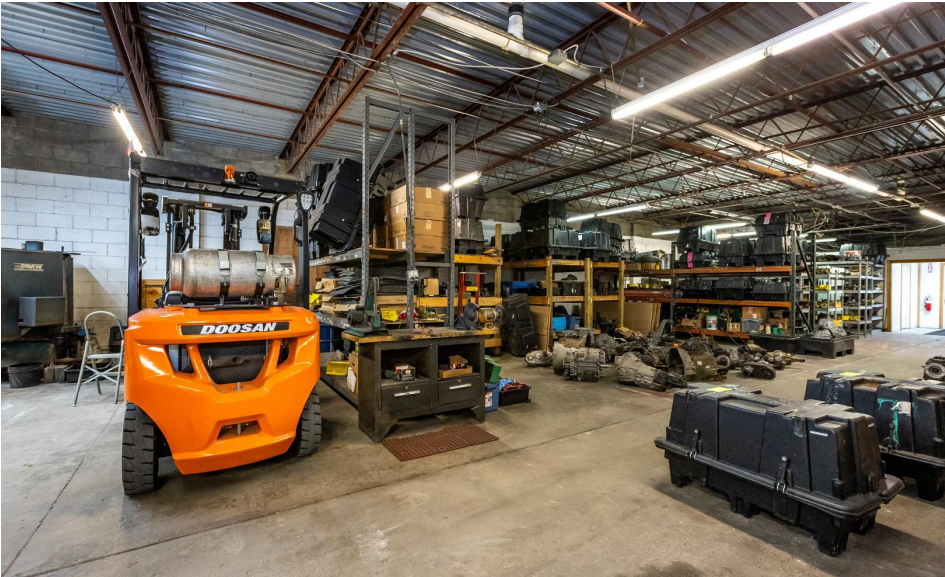
# Exterior Photos



# INDUSTRIAL SPACE



# INDUSTRIAL SPACE



# OFFICE





# DEMOGRAPHIC SUMMARY

3308 S Emerson Ave, Beech Grove, Indiana, 46107 2

Rings: 1, 3, 5 mile radii

## KEY FACTS

8,184

Population



3,471

Households

37.8

Median Age

\$47,741

Median Disposable Income

## EDUCATION

10.7%

No High School Diploma



40.2%

High School Graduate



27.4%

Some College/ Associate's Degree



21.8%

Bachelor's/ Graduate/ Prof Degree

## INCOME



\$56,237

Median Household Income



\$31,038

Per Capita Income



\$130,956

Median Net Worth

## ANNUAL HOUSEHOLD SPENDING



\$1,599

Apparel & Services



\$172

Computers & Hardware



\$2,532

Eating Out



\$4,781

Groceries



\$5,282

Health Care

1 mile



## BUSINESS



393

Total Businesses



4,791

Total Employees

Variables	1 mile	3 miles	5 miles
2023 Total Population	8,184	78,405	226,308
2023 Household Population	8,161	76,223	221,946
2023 Family Population	6,068	58,256	167,655
2028 Total Population	8,165	78,054	227,371
2028 Household Population	8,142	75,871	223,010
2028 Family Population	6,042	57,864	168,009

Source: This infographic contains data provided by Esri (2024, 2029), Esri-U.S. BLS (2024), Esri-MRI-Simmons (2024), Esri-Data Axle (2024). © 2024 Esri

# OFFICE MARKET PROFILE

3308 S Emerson Ave, Beech Grove, Indiana, 46107 2  
Ring of 1 mile

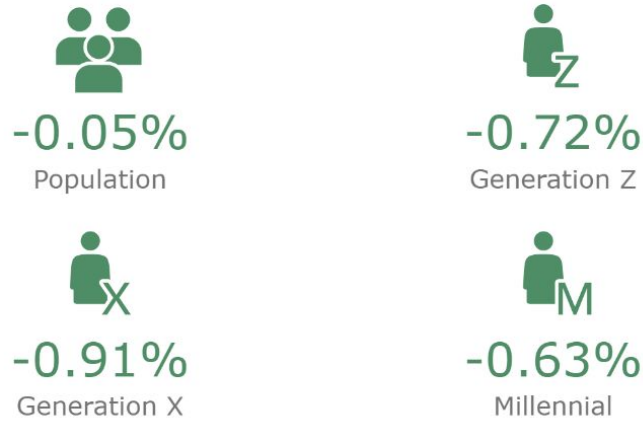
This infographic provides a set of key demographic, market potential and spending indicators that allow you to quickly understand the market opportunities and demographics of an area that provide powerful decision-making insight about office location.



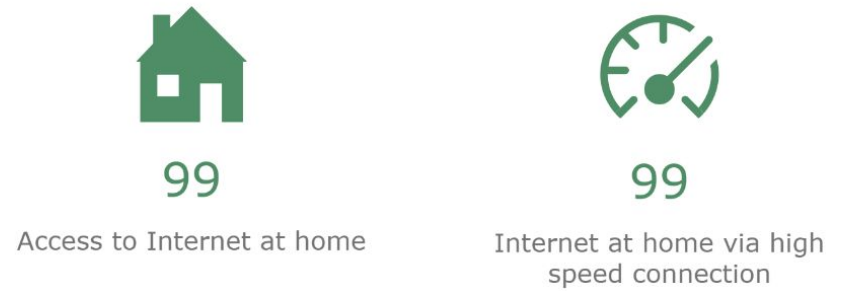
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[Learn more about this data](#)

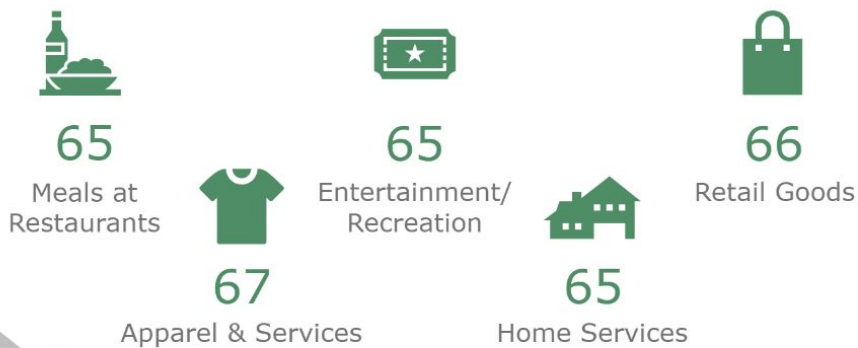
## PROJECTED ANNUAL GROWTH RATE



## INTERNET ACCESS (INDEX)



## LIFESTYLE SPENDING (INDEX)



## Tapestry segments

12B	<b>Traditional Living</b> 1,509 households	<b>43.5%</b> of Households	▼
8E	<b>Front Porches</b> 795 households	<b>22.9%</b> of Households	▼
6F	<b>Heartland Communities</b>	<b>14.5%</b> of Households	▼

# COMMUTE PROFILE

3308 S Emerson Ave, Beech Grove, Indiana, 46107 2  
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



0.0%

Took Public Transportation



0.8%

Walked to Work



9.9%

Carpooled



0.0%

Bike to Work

## WORKERS



4,098

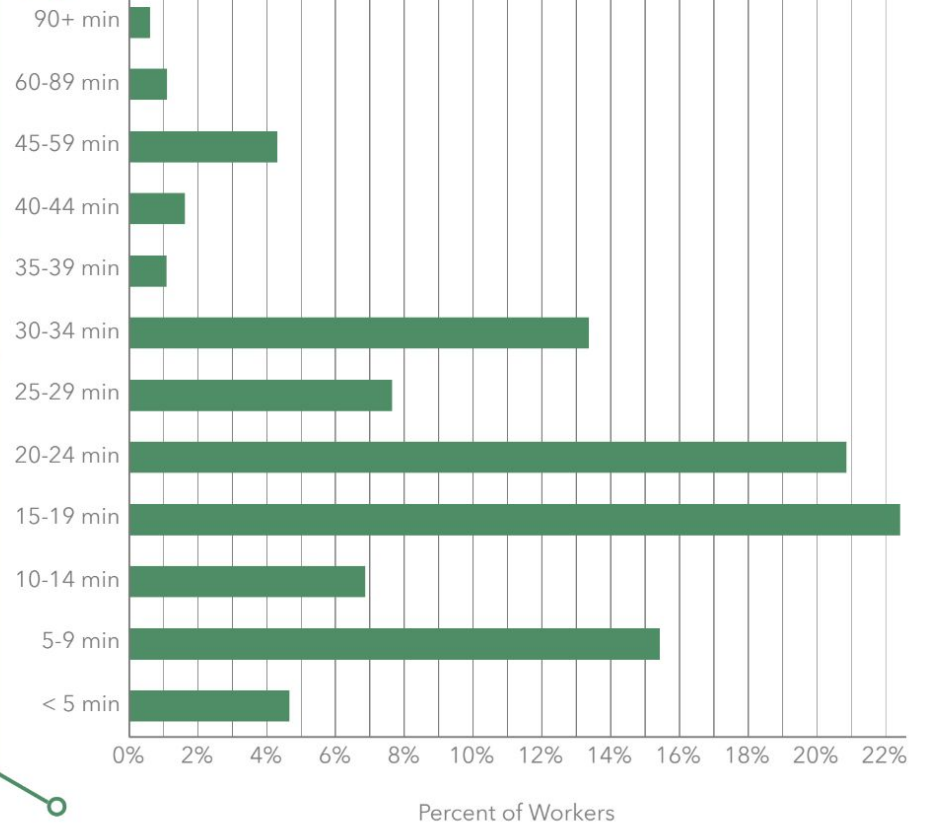
ACS Workers Age 16+



83.4%

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 2  
1 mile




# 3308 S EMERSON AVE.

BEECH GROVE, IN 46107


## ANNIE SCOTT

Realtor/Broker, Team  
Lead

**FOR MORE INFORMATION, PLEASE  
CONTACT**

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