



ANNIE SCOTT REALTY GROUP

Commercial | Residential Real Estate Specialists



F.C. Tucker Company



4770 S EMERSON AVE., INDIANAPOLIS IN 46203



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COMMERCIAL SPACE FOR LEASE

Unit J - \$1,073/Month
Unit A & B - \$7,125.83/Month
Unit C & D - \$3,190.83/Month



Executive Summary

Retail or Office Space Available – High-Visibility Location on South Emerson Avenue

Located in the heart of Indianapolis' bustling South Emerson Avenue commercial corridor, 4770 S Emerson Ave presents a prime leasing opportunity for businesses seeking visibility, convenience, and functional space. This open-concept unit is filled with natural light thanks to generous front-facing windows, and includes a private office, one bathroom, utility closet, and a kitchen with washer and dryer hookups. With both a front and rear entrance, the layout is designed for operational efficiency and ease of access.

Highly visible from Emerson Avenue and just moments from I-465, this property benefits from constant exposure to high volumes of both vehicular and pedestrian traffic. Signage opportunities on the building enhance your brand's reach, capturing the attention of thousands of daily commuters.

The flexible layout of the units makes it well-suited for a wide range of business uses—from retail and professional services to light medical or wellness-based operations. Whether you're launching a new concept or expanding your footprint, this space adapts to your needs.

Clients and employees will appreciate the convenience of abundant shared parking, and the surrounding area—populated by national retailers, local establishments, and established neighborhoods—ensures a consistent stream of potential customers.

With competitive lease terms, a strategic location, and the infrastructure to support your growth, 4770 S Emerson offers everything you need to establish a successful presence in one of Indianapolis' most active commercial hubs. This is more than just a space—it's a smart business move.

Unit A & B

4770 S EMERSON AVE, INDIANAPOLIS IN 46203

Monthly Rent \$8,802.50

Property Type Commercial

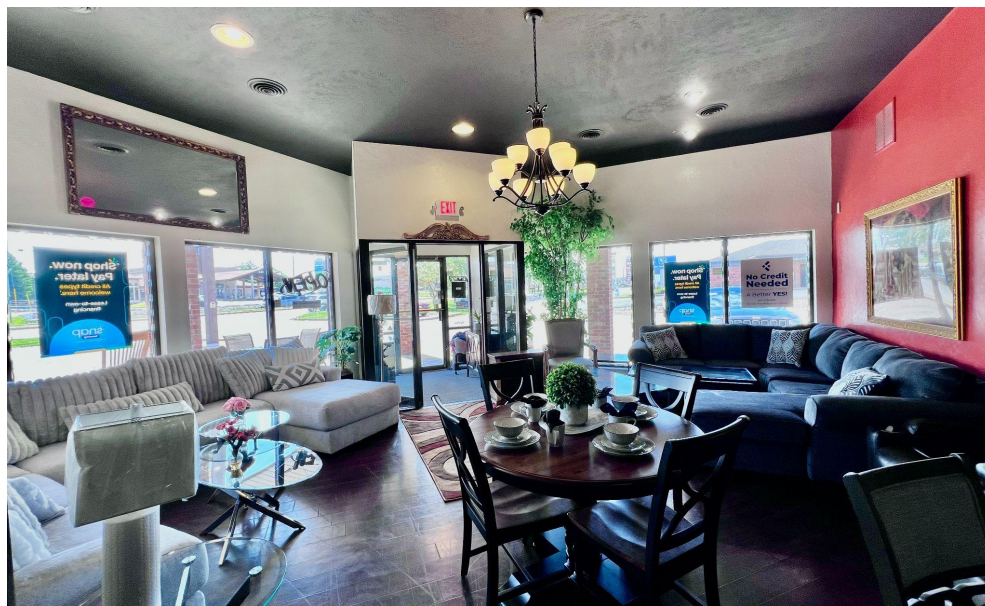
Unit Size 5,030 SF

Rent PSF \$17/PSF

CAM \$4/PSF

Utilities Utilities Included in CAM
(Electric, Water, Sewage,
Trash, Gas, Landscaping,
Parking)

Lease Term 5 Years, 3% Annual Escalation



Interior Photos



Floor Plan - Unit A & B



Unit C & D

4770 S EMERSON AVE, INDIANAPOLIS IN 46203

Monthly Rent \$4,102.5

Property Type Commercial

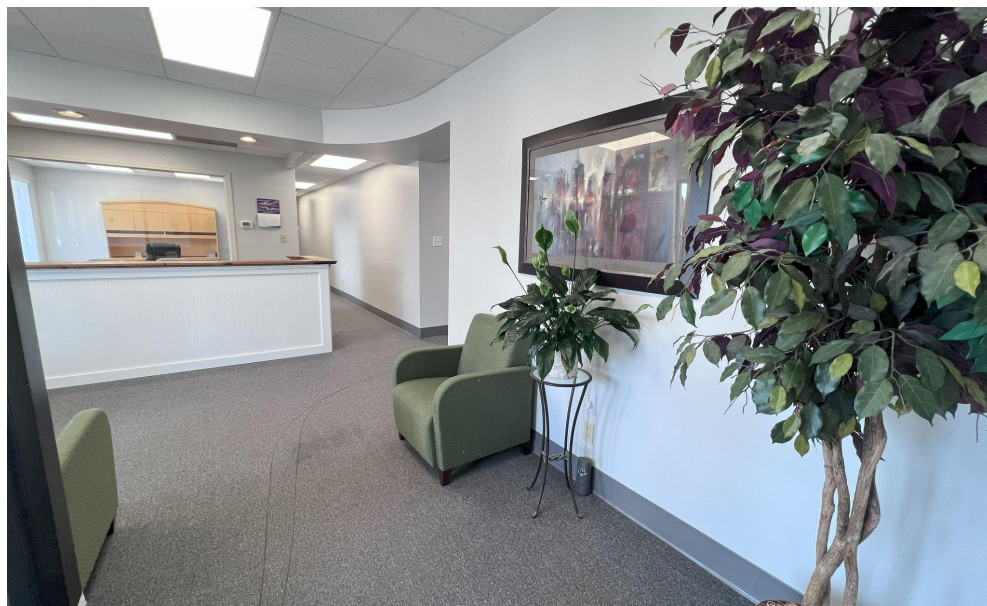
Unit Size 2,735 SF

Rent PSF \$14/PSF

CAM \$4/PSF

Utilities Utilities Included in CAM
(Electric, Water, Sewage,
Trash, Gas, Landscaping,
Parking)

Lease Term 5 Years, 3% Annual Escalation



Interior Photos



Floor Plan - Unit C & D



IMPORTANT NOTICE REGARDING FLOOR PLAN AND PROPERTY DIMENSIONS: Any floor plans, renderings, or spatial representations provided in association with this listing are conceptual in nature and have been prepared by a licensed real estate professional, not by a licensed architect, engineer, or surveyor. As such, these materials are not intended to be, nor should they be construed as, architectural or engineering documents. No warranties, guarantees, or representations, express or implied, are made as to the accuracy, completeness, or suitability of these materials for any purpose. Prospective tenants are hereby advised to conduct their own independent investigations, inspections, and due diligence with respect to all aspects of the premises, including but not limited to dimensions, layout, square footage, structural or code compliance, zoning, and permitted uses. Landlord and listing broker disclaim any and all liability for any discrepancies or inaccuracies contained in marketing materials, and no reliance should be placed on these materials in lieu of professional evaluation. **FURTHER DISCLAIMERS:** Nothing in this communication shall be construed as an offer to lease, nor shall any obligations arise on the part of the landlord unless and until a written lease agreement is fully executed by all parties. All terms, conditions, availability, and representations are subject to change without notice. All interested parties are encouraged to seek legal, architectural, and financial counsel prior to entering into any agreement.

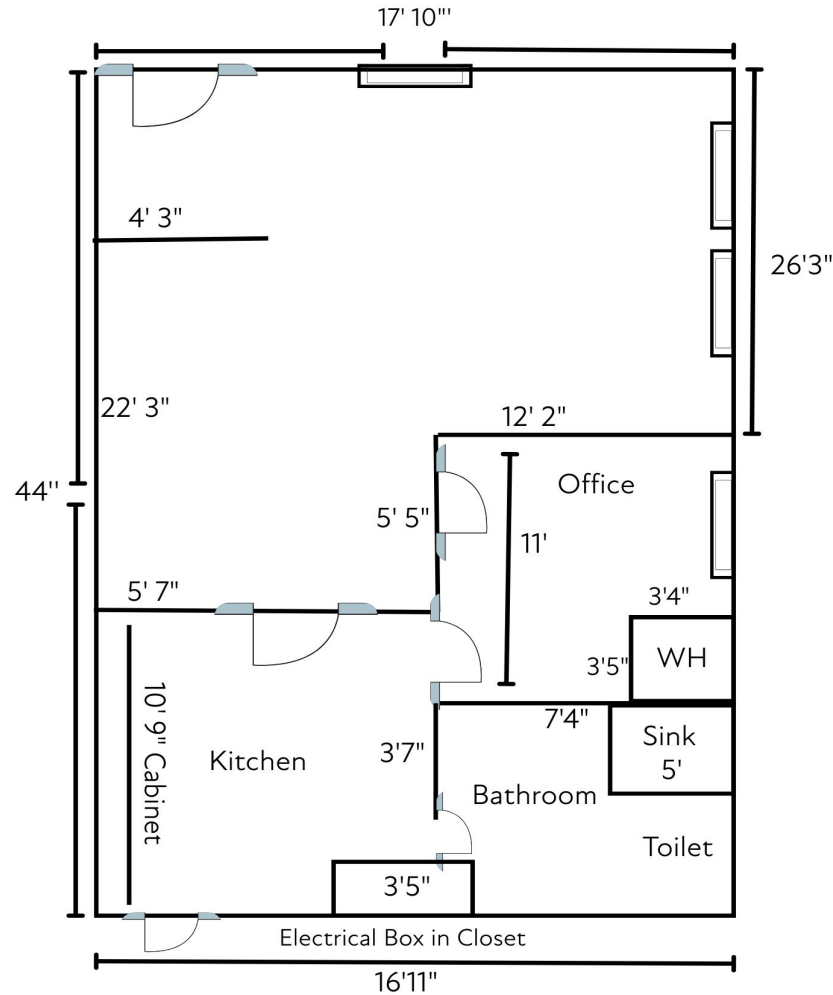
Unit J

4770 S EMERSON AVE, INDIANAPOLIS IN 46203

Monthly Rent	\$1,341.66
Property Type	Commercial
Unit Size	805 SF
Rent PSF	\$16/PSF
CAM	\$4/PSF
Utilities	Utilities Included in CAM (Electric, Water, Sewage, Trash, Gas, Landscaping, Parking)
Lease Term	5 Years, 3% Annual Escalation



Floor Plan - Unit J



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Aerial Photos



Exterior Photos



Neighborhood Map



DEMOGRAPHIC SUMMARY

4770 S Emerson Ave, Indianapolis, Indiana, 46203
Rings: 1, 3, 5 mile radii

KEY FACTS

212,082

Population

35.4

Median Age



81,945

Households

\$54,160

Median Disposable Income

EDUCATION

13.5%

No High School Diploma



30.9%

High School Graduate



25.5%

Some College/Associate's Degree



30.1%

Bachelor's/Graduated/Prof Degree

INCOME



\$66,957

Median Household Income



\$34,230

Per Capita Income



\$144,882

Median Net Worth

ANNUAL HOUSEHOLD SPENDING



\$1,958

Apparel & Services



\$218

Computers & Hardware



\$3,166

Eating Out



\$5,839

Groceries



\$6,200

Health Care

BUSINESS



5,708

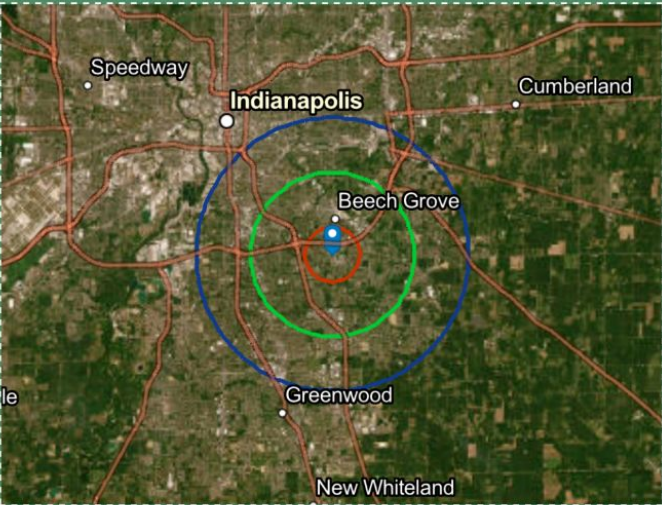
Total Businesses



81,318

Total Employees

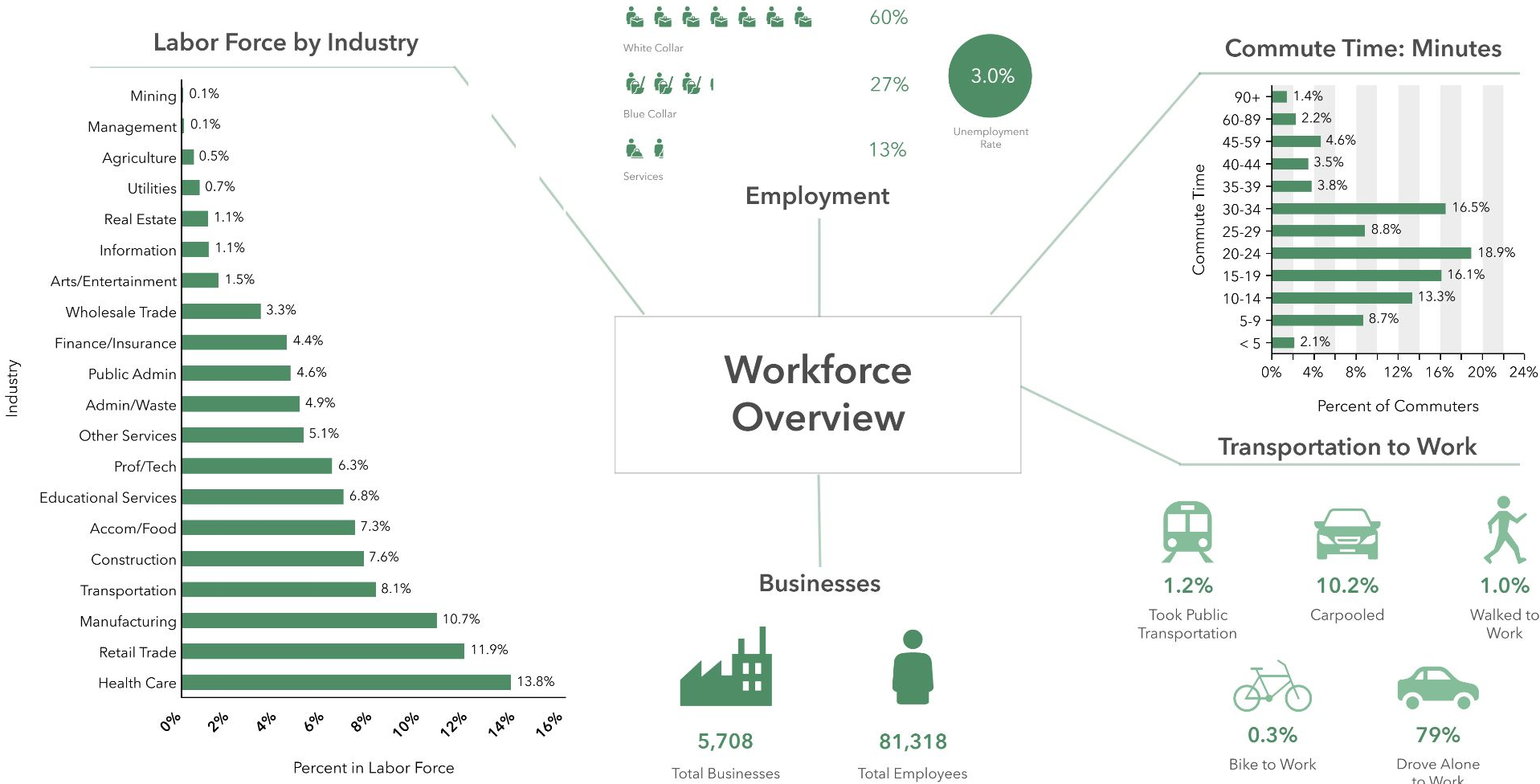
Variables	1 mile	3 miles	5 miles
2023 Total Population	10,569	75,571	212,082
2023 Household Population	10,528	73,569	208,867
2023 Family Population	8,048	57,758	162,302
2028 Total Population	10,428	75,341	212,450
2028 Household Population	10,386	73,339	209,234
2028 Family Population	7,923	57,468	162,308



Economic Development Profile

4770 S Emerson Ave, Indianapolis, Indiana, 46203

Ring of 5 miles



Source: This infographic contains data provided by Esri (2024), Esri-Data Axle (2024), ACS (2018-2022).

COMMUTE PROFILE

4770 S Emerson Ave, Indianapolis, Indiana, 46203

Ring of 5 miles

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



1.2%

Took Public Transportation



10.2%

Carpooled



1.0%

Walked to Work



0.3%

Bike to Work

WORKERS



97,681

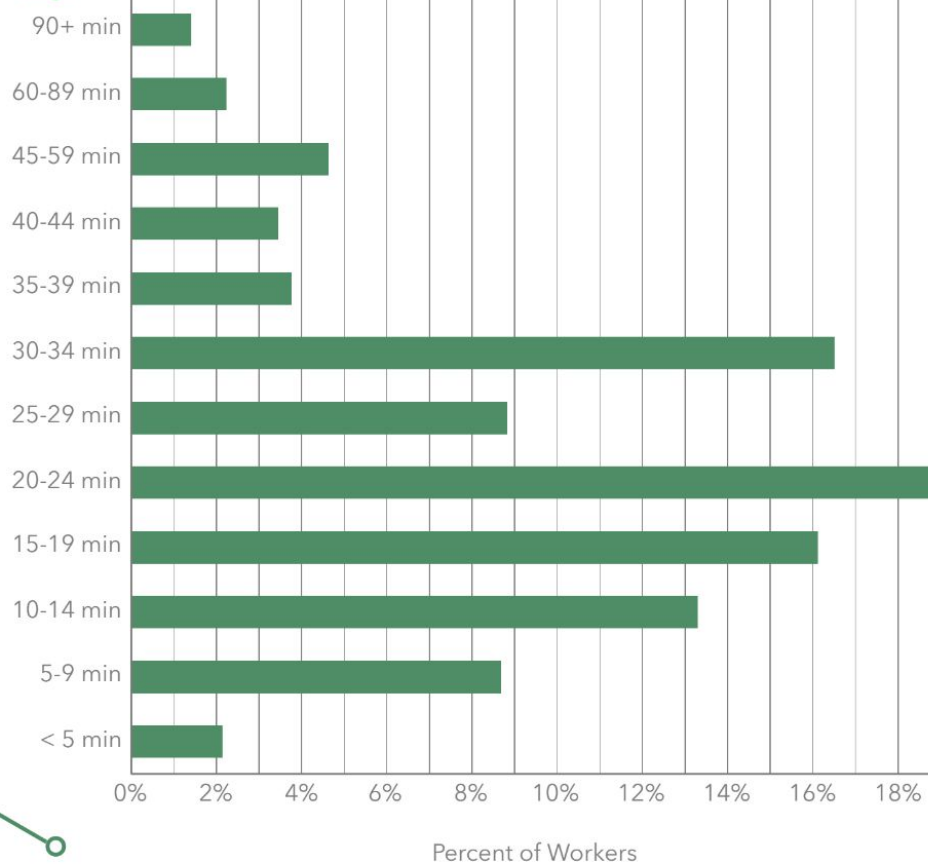
ACS Workers Age 16+



78.5%

Drove Alone to Work

TRAVEL TIME TO WORK



OFFICE MARKET PROFILE

4770 S Emerson Ave, Indianapolis, Indiana,
46203
Ring of 5 miles

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.

[Learn more about this data](#)



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PROJECTED ANNUAL GROWTH RATE



0.03%
Population



0.24%
Generation Z



-1.32%
Generation X



-1.04%
Millennial

INTERNET ACCESS (INDEX)



100

Access to Internet at home



100

Internet at home via high speed connection

LIFESTYLE SPENDING (INDEX)



82

Meals at
Restaurants



78

Entertainment/
Recreation



80

Retail Goods



82

Apparel & Services



79

Home Services

Tapestry segments



8G

**Hometown
Heritage**

11,620 households

14.2%
of Households

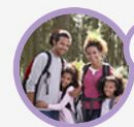


12B

Traditional Living

10,845 households

13.2%
of Households



7A

**Up and Coming
Families**

7,578 households

9.2%
of Households



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



4770 S EMERSON AVE.

INDIANAPOLIS, IN 46203

EXCLUSIVELY LISTED BY:



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CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or Annie Scott, LLC, and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or Annie Scott, LLC. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to Annie Scott, LLC.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Annie Scott, LLC nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.



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