

1,170 SF-6,840 SF PRIME BROAD RIPPLE AVENUE LOCATION FOR LEASE

VERITAS
REALTY



FOR LEASE

910-930 Broad Ripple Ave, Indianapolis, IN 46220

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PRIME BROAD RIPPLE AVENUE LOCATION

PROPERTY
OVERVIEW

PROPERTY HIGHLIGHTS:

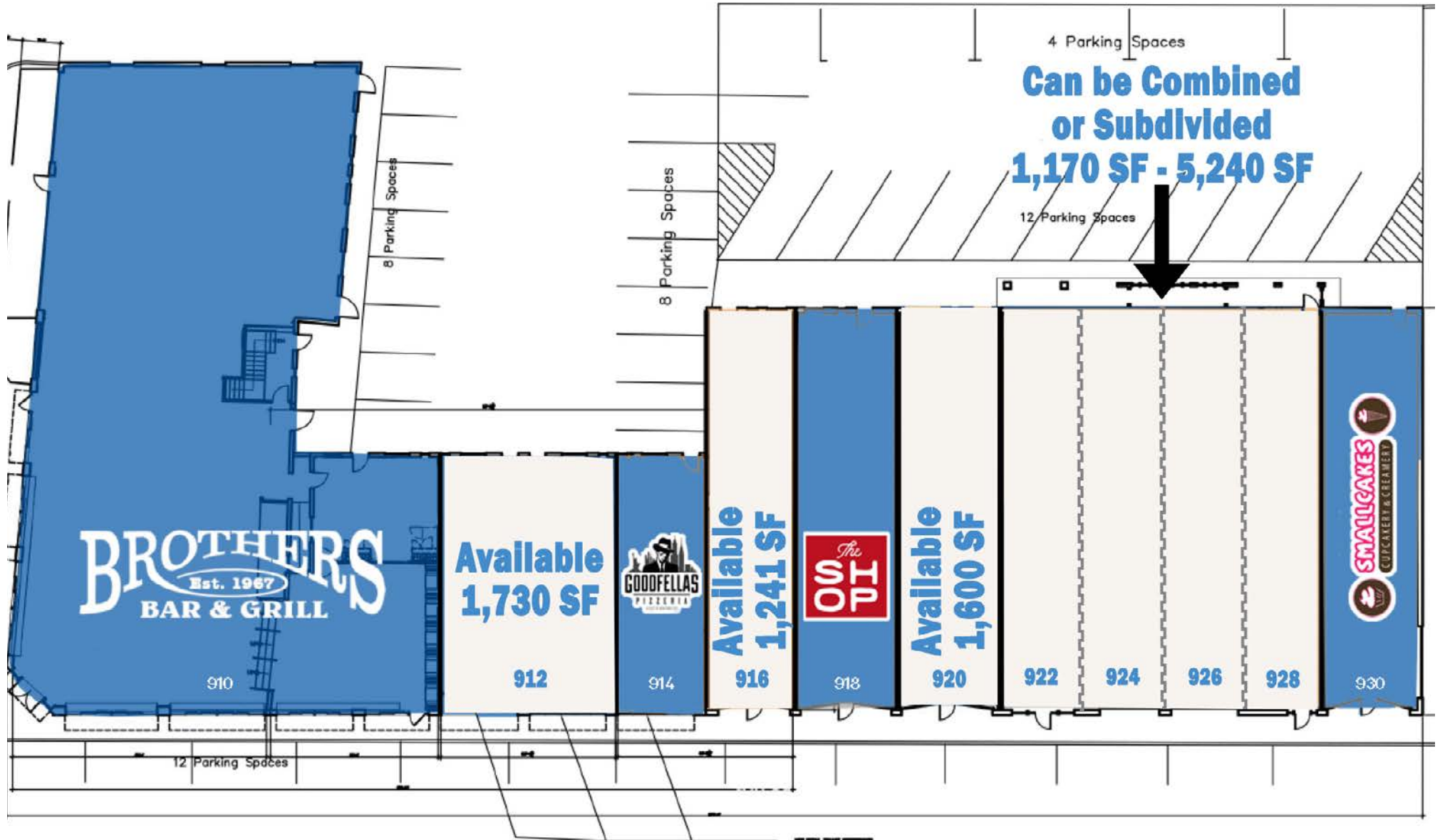
- Broad Ripple is located on the North side of Indianapolis serving the Meridian Kessler and Williams Creek residents with a population of over 90,000 within a 10 minute drive time & Average Household Incomes over \$173,000 in a 1 mile radius and approximately 15 minutes to Carmel or Downtown Indianapolis.
- Broad Ripple is the shopping, dining and night life destination for Indianapolis & Butler University (8 minutes away) with over 5,500 students.
- Broad Ripple is home to a vibrant mix of local boutiques, retailers, and restaurants along with national chains like Chipotle, Starbucks, Jimmy John's, Dave's Hot Chicken, Pitaya and more with access to The Monon Trail with over 20 miles of biking and walking that connects downtown Indianapolis, Broad Ripple, and Hamilton County with over 1.3 million users annually.
- Construction is complete on the Broad Ripple Beautification project that has widened sidewalks, improved lighting, and improved the overall visitor experience.
- The property is walking distance to recent high-end apartment developments including River House (86 units), The Line Urban Flats (128 units), The Coil (151 units) Eight Eleven (36 units), The Ripple (30 Units), and Broad Ripple's largest current development Versa with over 230 units.



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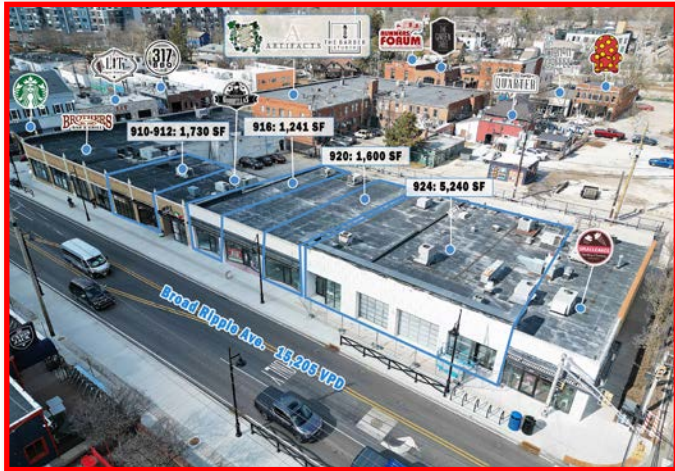
SITE
PLAN



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PRIME BROAD RIPPLE AVENUE LOCATION

MARKET
AERIAL






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PRIME BROAD RIPPLE AVENUE LOCATION

TRADE AREA
OVERVIEW



2, 5, 10 MILE RADIUS DEMOGRAPHICS

2023	 2 MILE	 5 MILE	 10 MILE
Population:	37,054	24,165	90,848
Avg. FM Income:	\$217,936	\$234,603	\$172,941
Avg. HH Income:	\$151,395	\$173,701	\$129,386
Total HH Retail Expenditure:	\$812M	\$559M	\$1.62B

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MARKET
AERIAL



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