

Broad Ripple's Premier Corner for Lease

Freestanding 4,220 SF Retail Building

VERITAS
REALTY



FOR LEASE

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FREESTANDING 4,220 SF RETAIL BUILDING BROAD RIPPLE PREMIER CORNER for LEASE

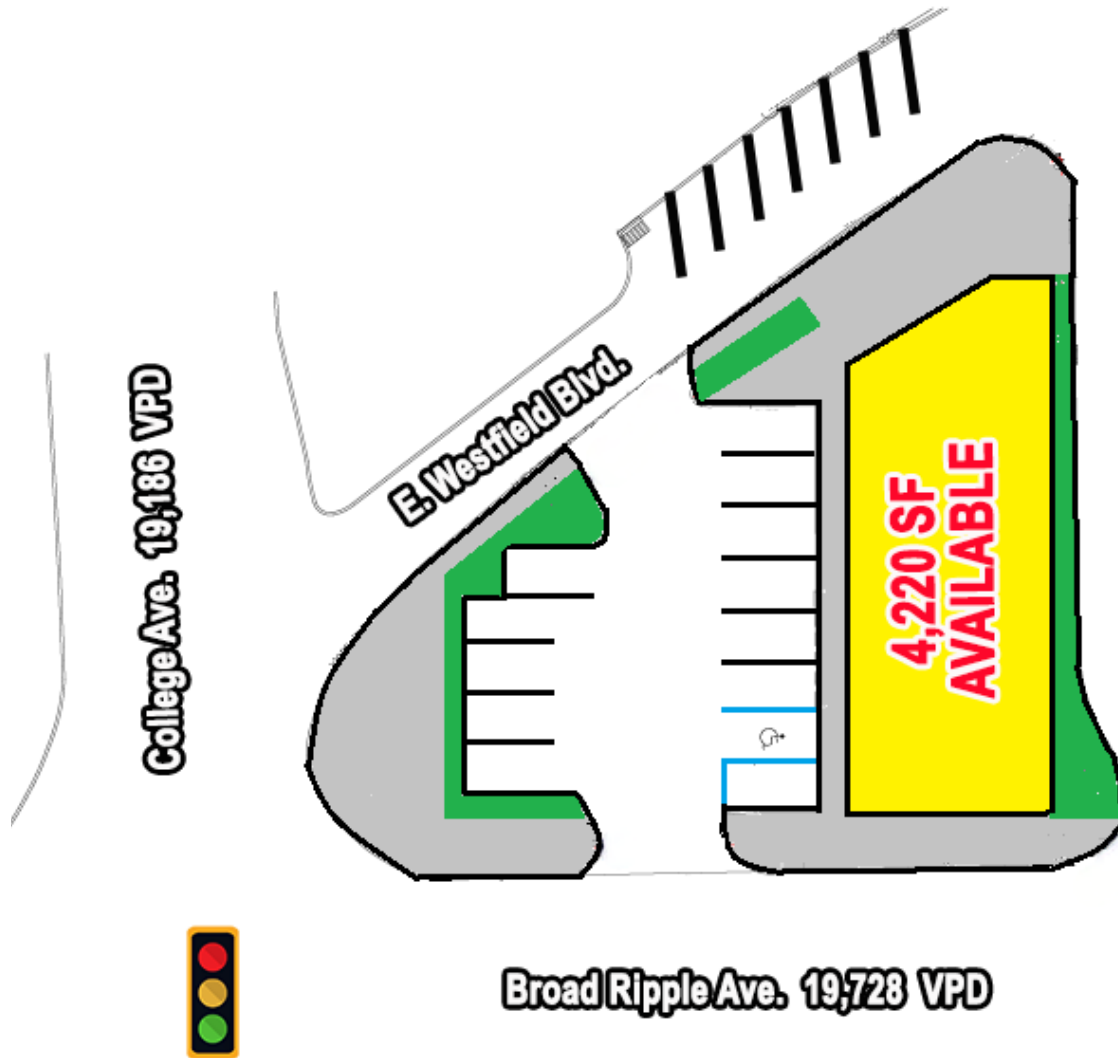
PROPERTY
OVERVIEW

PROPERTY OVERVIEW:

- 4,220 SF Freestanding Building
- 0.25 Acres
- Former Bank Branch
- Rare 12 on-site parking spaces

PROPERTY HIGHLIGHTS:

- Located in Broad Ripple Village, an Indianapolis cultural district known for its retail, restaurants, arts, and recreation
- Prime stoplight corner of Broad Ripple Avenue & College Avenue
- Vehicular access to both Broad Ripple Avenue & Westfield Blvd
- Strong pedestrian traffic from Broad Ripple Avenue, Monon Trail, and Canal Trail
- Across the street from parking garage with nearly 350 parking spaces
- Recent \$8 Million Investment into Broad Ripple's streets, sidewalk, lighting, landscaping and more
- 700+ high-end apartments units within walking distance
- Close proximity to Butler University (5,500 students), Purdue Polytech High School, Marian University (3,500 students), and Indiana University/Purdue University Indianapolis (30,000 students)
- Nearby Fresh Thyme Farmers Market, The Vogue, Starbucks, Chipotle, Café Patachou, Kilroy's, Brother's, Massage Envy, Salon Lofts, Orange Theory, and more



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AERIAL



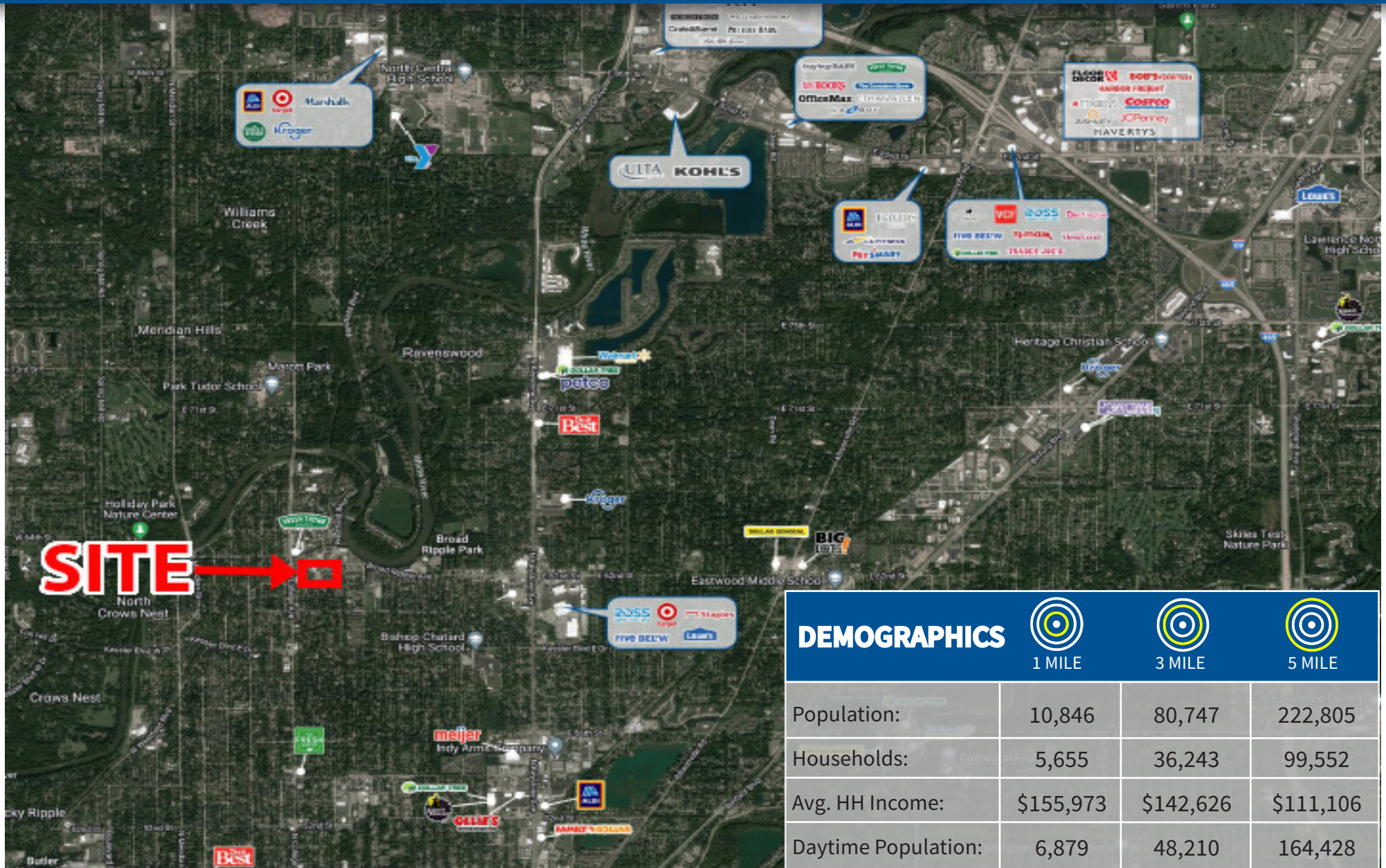
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TRADE AREA OVERVIEW



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INTERIOR
PHOTOS



FOR LEASE

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