

SPACE FOR LEASE



VERITAS
REALTY, LLC

SOUTH BROAD RIPPLE

5215 NORTH COLLEGE AVENUE, 46220



Retail focus. Proven results.

INFORMATION

6,000 SF (60' wide x 100' deep) freestanding building with 25 parking spaces
Space can be subdivided to create 2 spaces of 3,000 SF (30' wide x 100' deep)
Excellent in-fill location in the dense and affluent Meridian-Kessler trade area

KEY FEATURES

Irreplaceable location with great visibility in highly desirable retail trade area
Property features exclusive parking spaces, pylon sign, and C-3 zoning classification
Area retailers include The Fresh Market, Aristocrat Pub & Restaurant, and Taste Café & Marketplace

TRAFFIC COUNTS

North College Avenue: 21,941 cars per day
East 52nd Street: 13,465 cars per day

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	17,066	92,638	237,986
Average household income	\$81,541	\$64,445	\$61,858

Information contained herein has been obtained from sources deemed reliable, but is not guaranteed and is subject to change without notice.

veritasrealty.com • 930 East 66th St., Indianapolis, IN 46220

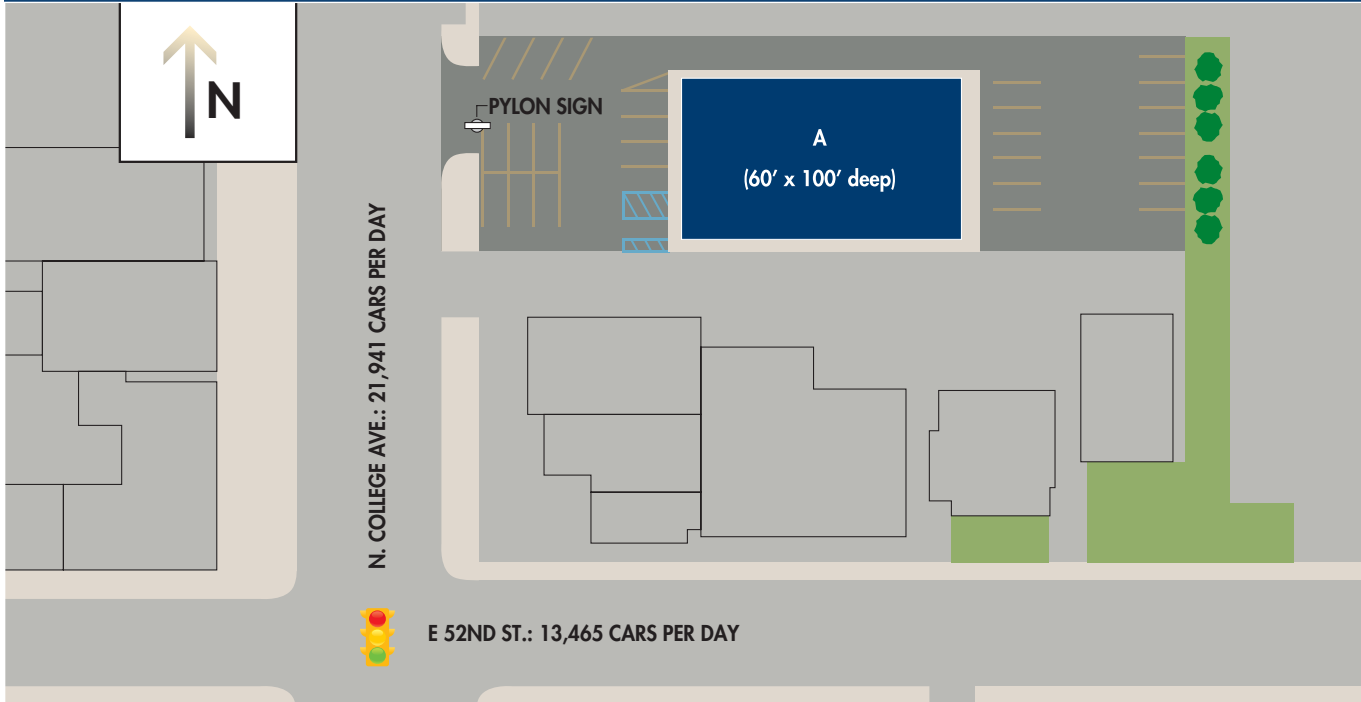
CONTACT

PAUL ROGOZINSKI
progozinski@veritasrealty.com 317-472-1800

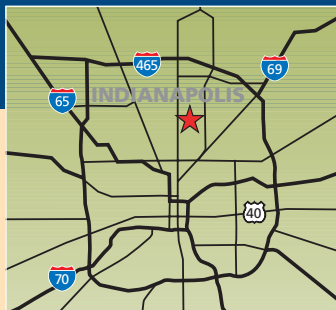
KYLE HUGHES
khughes@veritasrealty.com 317-472-1800

SOUTH BROAD RIPPLE

5215 NORTH COLLEGE AVENUE, 46220

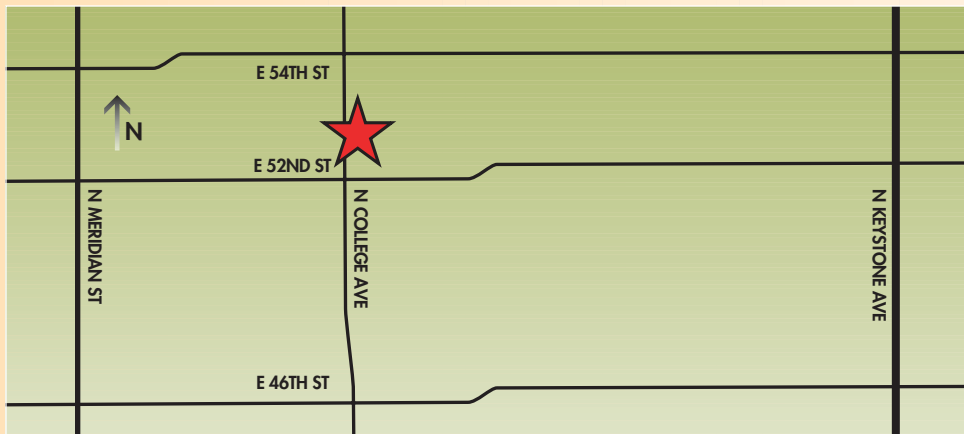


veritasrealty.com 930 East 66th Street, Indianapolis, IN 46220



UNIT	TENANT	SQ FT
A	Available	3,000 to 6,000 SF

Information contained herein has been obtained from sources deemed reliable, but is not guaranteed and is subject to change without notice.



CONTACT

PAUL ROGOZINSKI
 progozinski@veritasrealty.com 317-472-1800

KYLE HUGHES
 khughes@veritasrealty.com 317-472-1800

VERITAS
 REALTY, LLC