

Broad Ripple Garage & Shoppes

6280 N College Ave, Indianapolis, IN 46220

1,350 to 2,150 SF Restaurant Coming Available

2,362 SF Coming Available

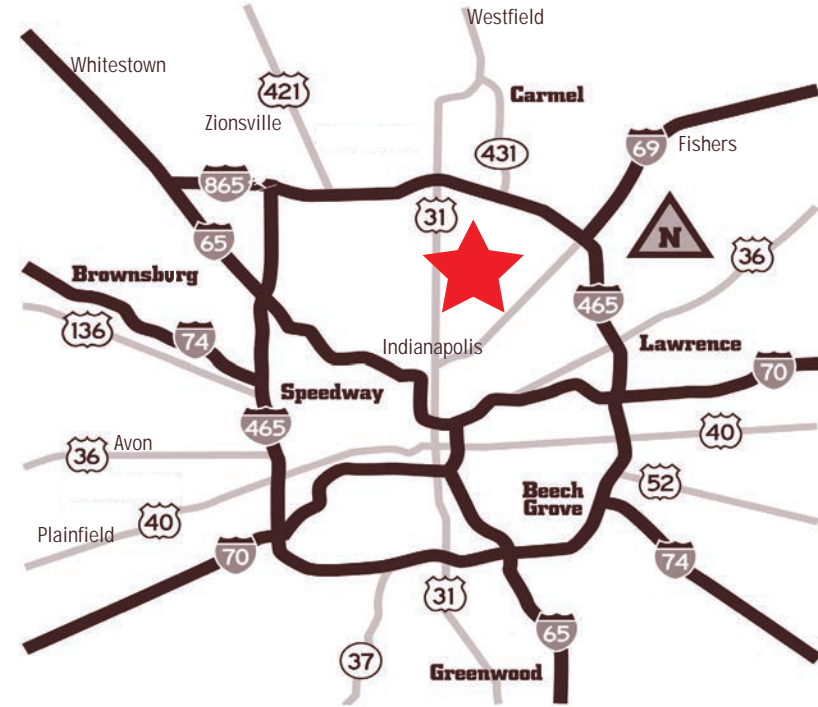


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Property Highlights

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- 3-way liquor license can be made available for a restaurant user
- On-site Public Parking Garage with nearly 350 spaces available
- Join Hopcat, Pure Barre, Athletico, Massage Envy, and Salon Lofts
- Across the street from The Coil, Broad Ripple's premier multifamily development, anchored by Fresh Thyme Farmers Market
- Next to the board walk canal and the Monon Trail
- Located at the busiest intersection in Broad Ripple, the north side of Indianapolis' most popular shopping, arts, and bar district
- Nearby retailers and restaurants include Fresh Thyme Farmers Market, Kroger, Starbucks, Jimmy John's, Chipotle, Café Patachou, Kilroy's, Louie's Wine Dive, Bazbeaux, Garden Table, Burger Fuel and others!
- Located 1.5 miles from Butler University(4,800 students), 2.5 miles from Marian University (2,000 students), and 7.5 miles to Downtown Indianapolis



Demographics

1 Mile

3 Miles

5 Miles

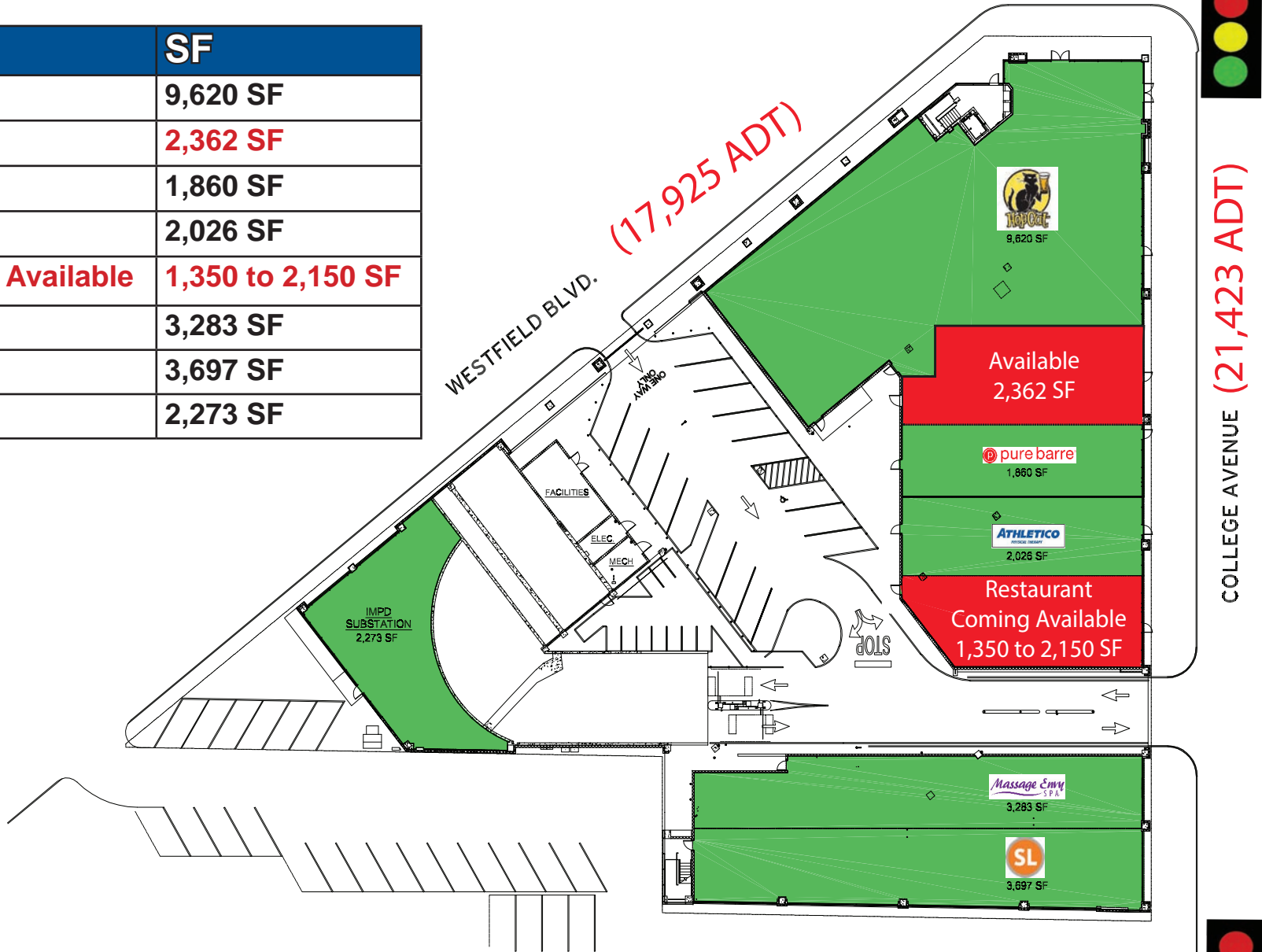
Population	10,029	79,794	219,553
Household	5,104	35,230	96,204
Avg. HH Income	\$124,639	\$101,539	\$83,348
Daytime Population	5,170	29,879	225,625

Traffic Counts

Broad Ripple Ave	24,434 ADT
College Ave	21,423 ADT
Westfield Blvd	17,925 ADT

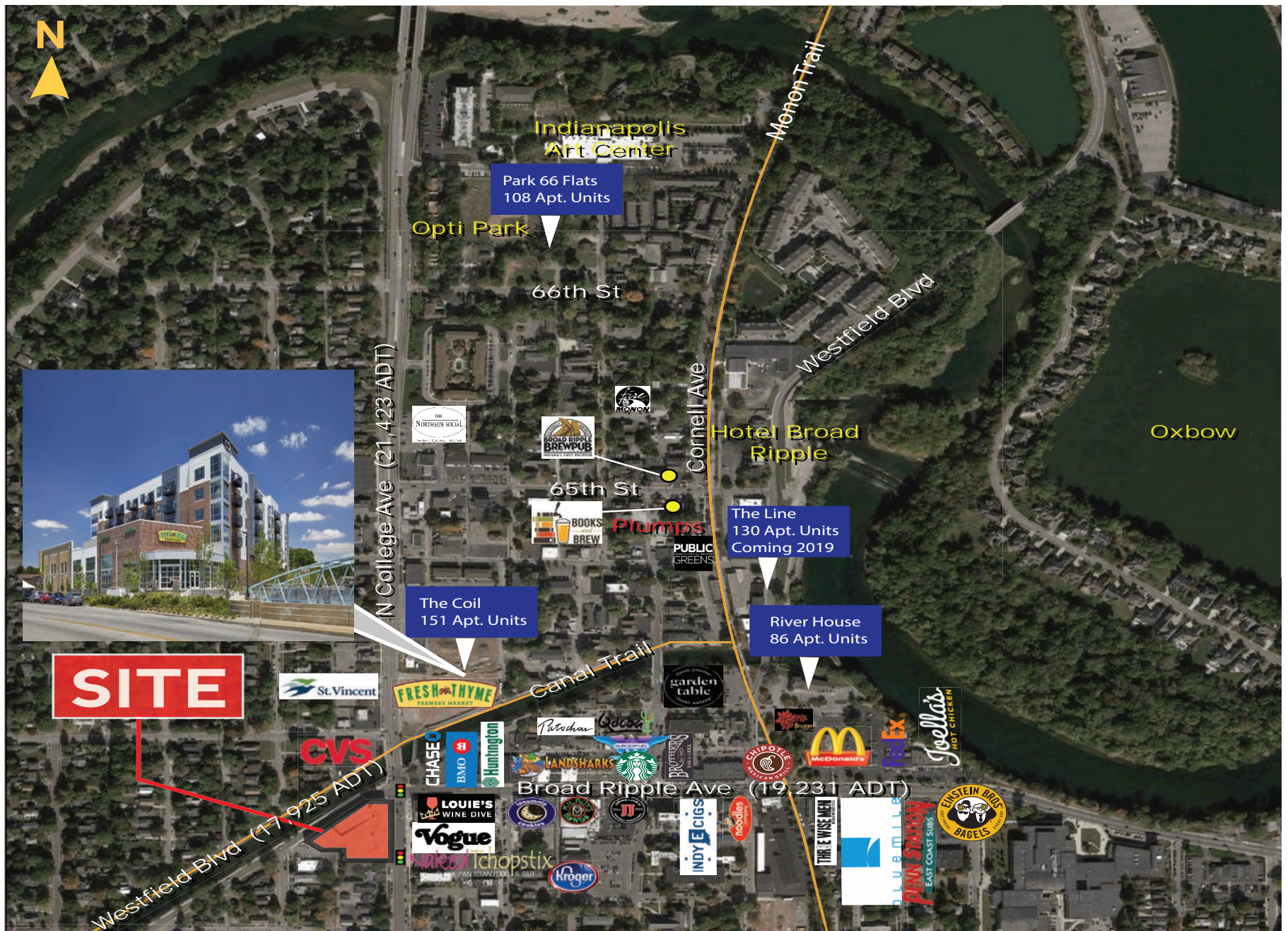
Site Plan

Tenant	SF
Hopcat	9,620 SF
Available	2,362 SF
Pure Barre	1,860 SF
Athletico	2,026 SF
Restaurant Coming Available	1,350 to 2,150 SF
Massage Envy	3,283 SF
Salon Lofts	3,697 SF
IMPD Substation	2,273 SF



Aerial







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