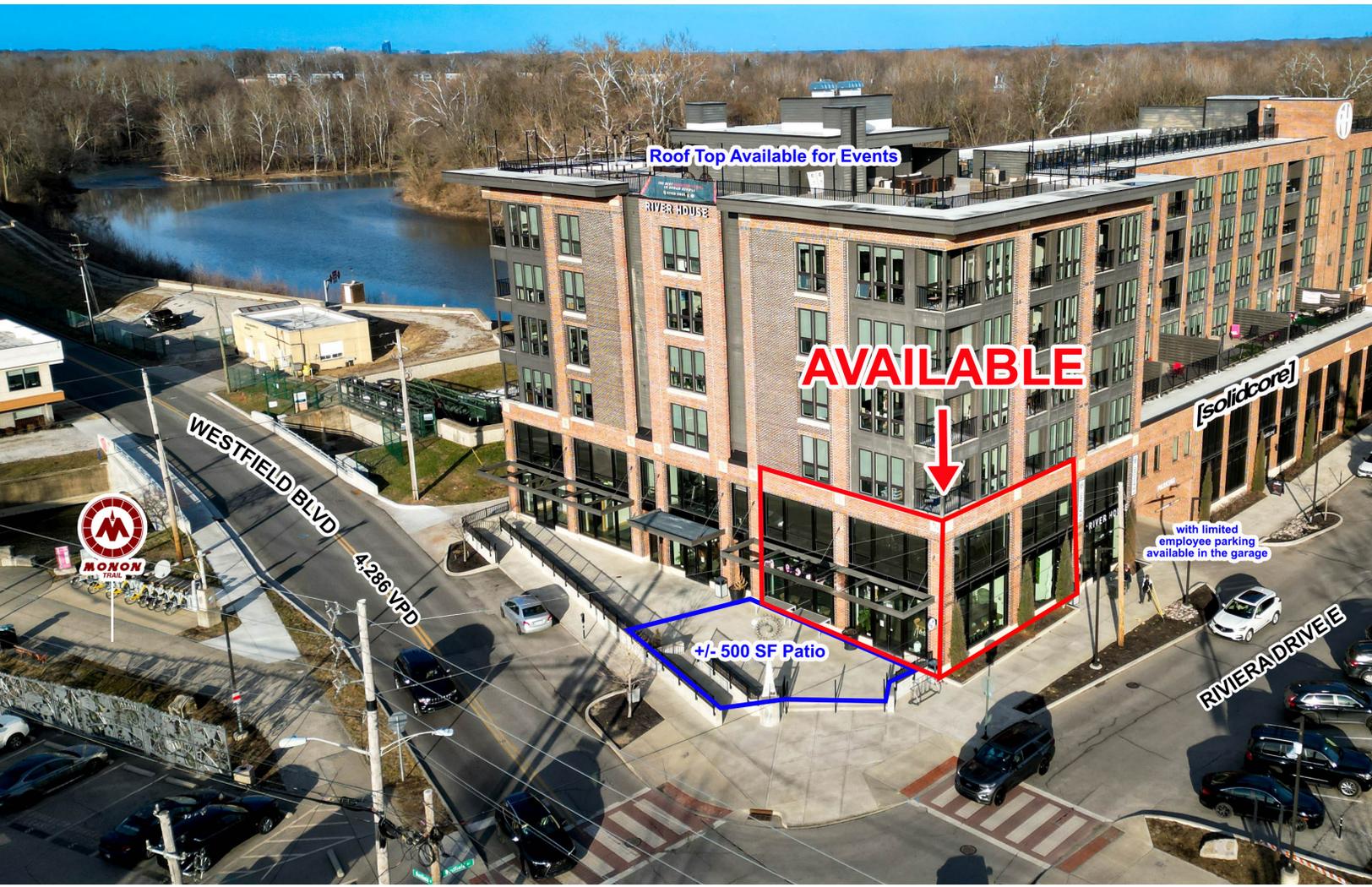


CAFE SPACE WITH NO HOOD ON MONON TRAIL

+/- 1,815 SF AVAILABLE FOR LEASE | BROAD RIPPLE



6311 E. Westfield Blvd., Indianapolis, IN 46220



PROPERTY HIGHLIGHTS:

- +/- 1,815 SF cafe space; no hood opportunity
- 1st floor location of River House apartments with 86 luxury units and Solidcore
- Excellent walkability with frontage along the Monon Trail & adjacent McDonald's that according to Placer.ai has an increased traffic of 13% vs. Pre-COVID and on a strong upward trend
- Located in the heart of Broad Ripple Village surrounded by shops, restaurants, offices, apartments, and established neighborhoods

| DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|-----------------|-------------|-----------|-----------|
| | Population: | 11,465 | 78,842 |
| Households: | 6,011 | 35,392 | 98,371 |
| Daytime Pop: | 7,175 | 50,000 | 188,931 |
| Avg. HH Income: | \$157,326 | \$145,237 | \$109,383 |

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John Holloway
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 E: John@VeritasRealty.com

FOR LEASE
www.VeritasRealty.com

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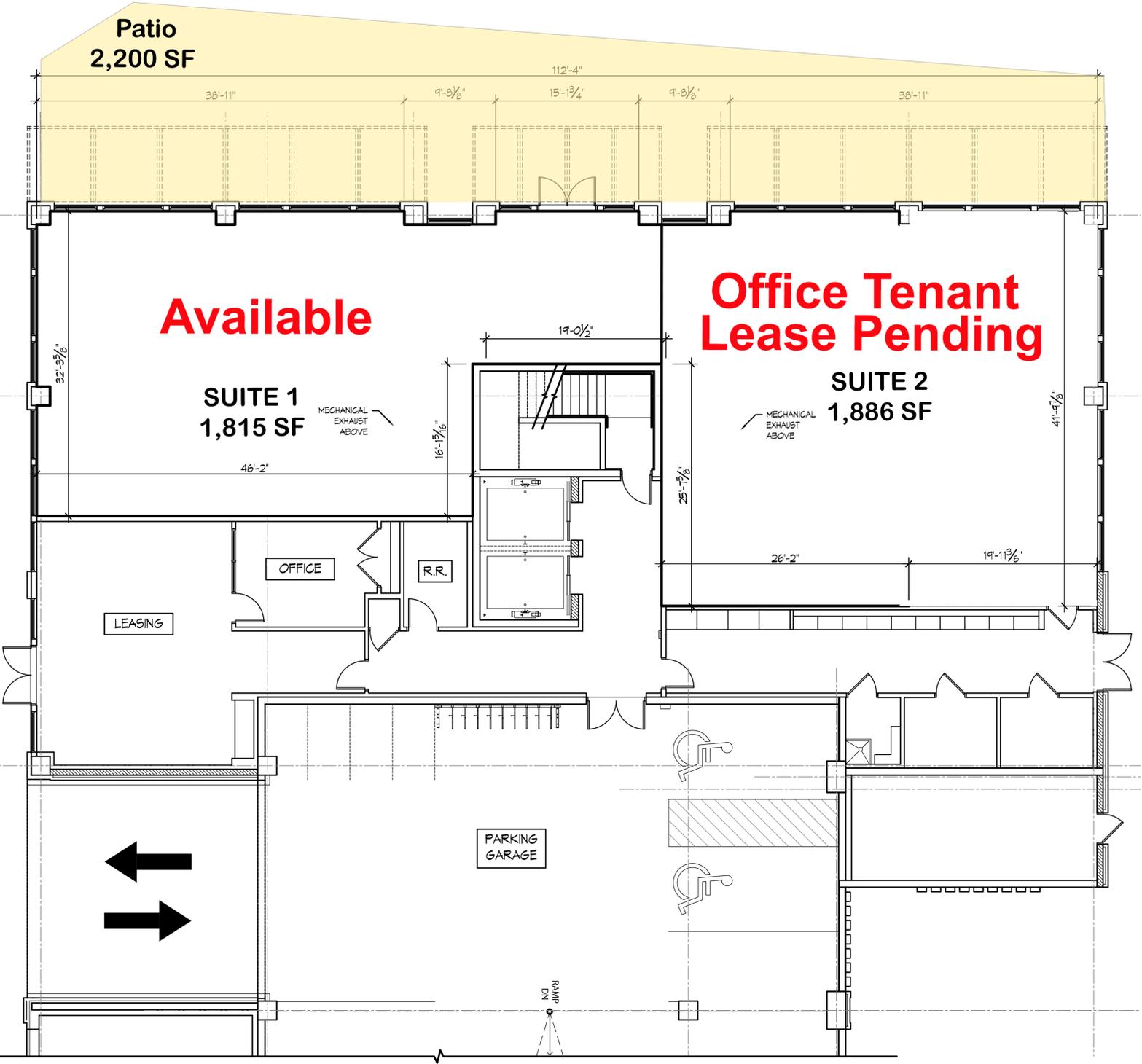
MARKET
AERIAL



CAFE SPACE WITH NO HOOD ON MONON

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SITE
PLAN



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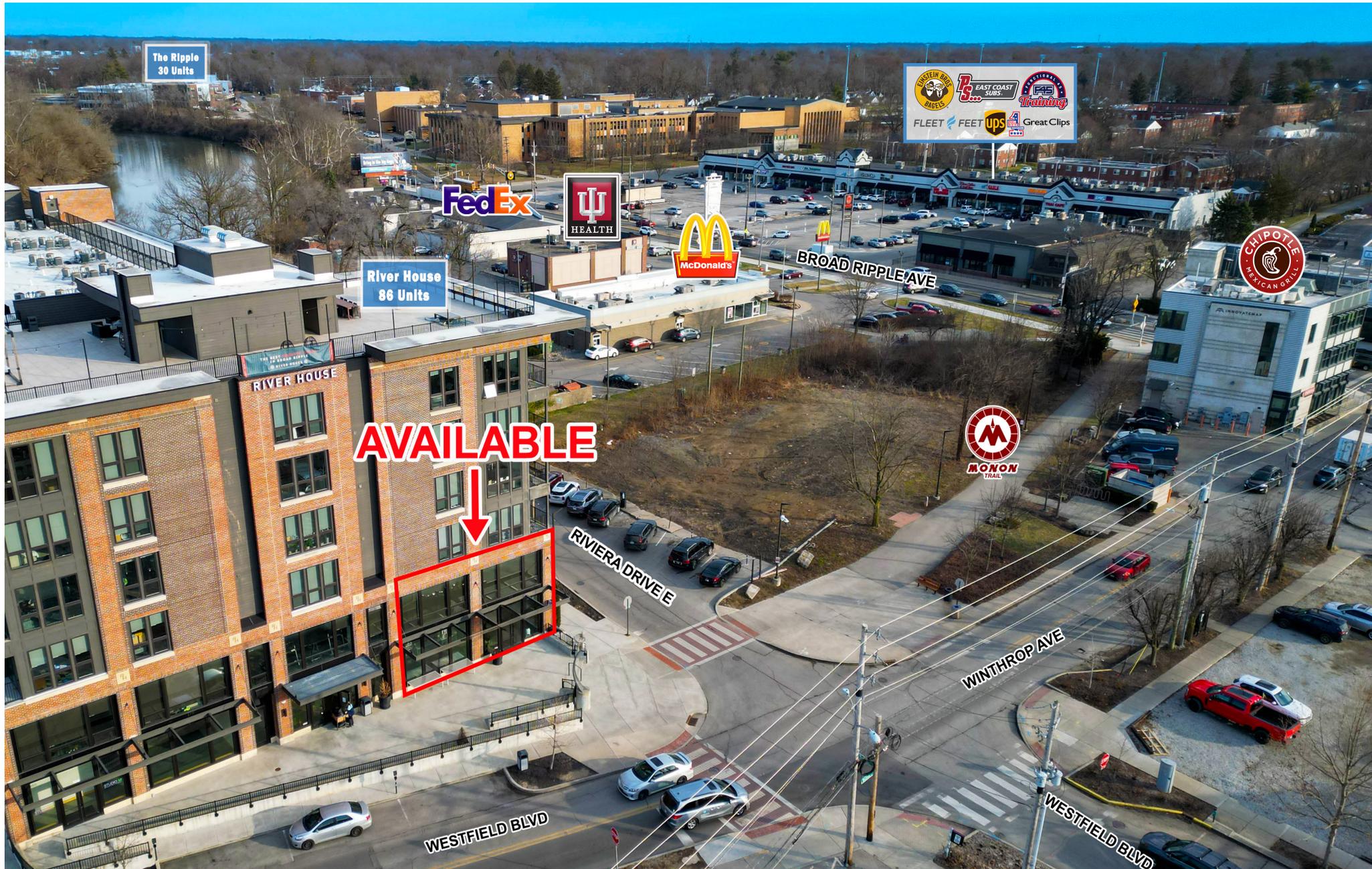
SITE
PHOTOS



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