

River House - Broad Ripple

829 - 3,701 SF For Lease

6311 Westfield Blvd, Indianapolis, IN

Overview

About Broad Ripple

Aerial

Site Plans

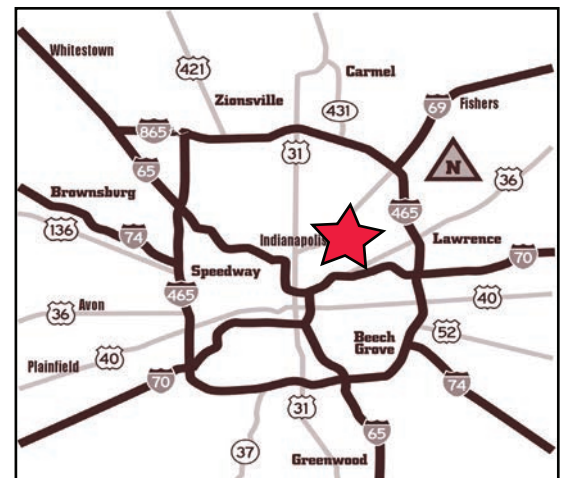
Monon Trail

Demographics



Property Highlights:

- o New Construction Mixed-Use Apartments with First Floor Retail
- o Heart of Broad Ripple - NEC of Westfield Blvd and Riviera Drive
- o Dense residential (86 apartment units above) and high daytime employment surrounding the site
- o Excellent walkability with frontage on the Monon Trail
- o 341,728 people per year on the Monon Trail at 67th Street
- o Up to 2,200 Sf of Patio Space on the hard corner



FOR MORE INFORMATION
PLEASE CONTACT:

Amy Tharp

T: 317-472-1800

E: Amy@VeritasRealty.com

Kyle Hughes

T: 317-472-1800

E: KHughes@VeritasRealty.com



A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

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ABOUT BROAD RIPPLE



“Broad Ripple Village is home to some of Indianapolis’ best-educated and most open-minded citizens. Over the past decade, “Broad Ripple bungalows” have soared in price and desirability. With its proximity to some of Indianapolis’ most established and affluent neighborhoods, this is prime real estate for Indy’s creative class.”



“By day, Broad Ripple Village is awash with shoppers and diners. The Monon Trail is crowded with joggers, bikers, skaters and strollers. The coffee shops buzz with activity. It’s young and energetic, quaint and leisurely.”



“By night, Broad Ripple Village comes alive with music lovers who head for the Vogue for the best local and national touring acts. The younger crowd heads for the bars that line Broad Ripple Avenue. And food lovers pack Broad Ripple’s independent restaurants.”

www.discoverbroadripplevillage.com

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Oxbow



A collection of logos for local businesses: a red circle with a white 'p', a green paw print logo for 'BENTLEY'S PET stuff', a yellow and black logo for 'HopCat', a purple logo for 'Massage Envy', and an orange logo for 'SL SALON LOFTS A FRESH APPROACH TO BEAUTY'.

CVS

CHASE

BMO

Huntington

Starbucks

CHIPOTLE MEXICAN GRILL

McDonald's

Target

ENSTEIN BROS BAGELS

LOUIE'S WINE DIVE

Vogue

Subway

noodles

THUR E WISE MEN

PENN STATION EAST COAST SUBS

Wake & Chopstix

Kroger

Goodfellas

Goodfellas

Goodfellas

Goodfellas

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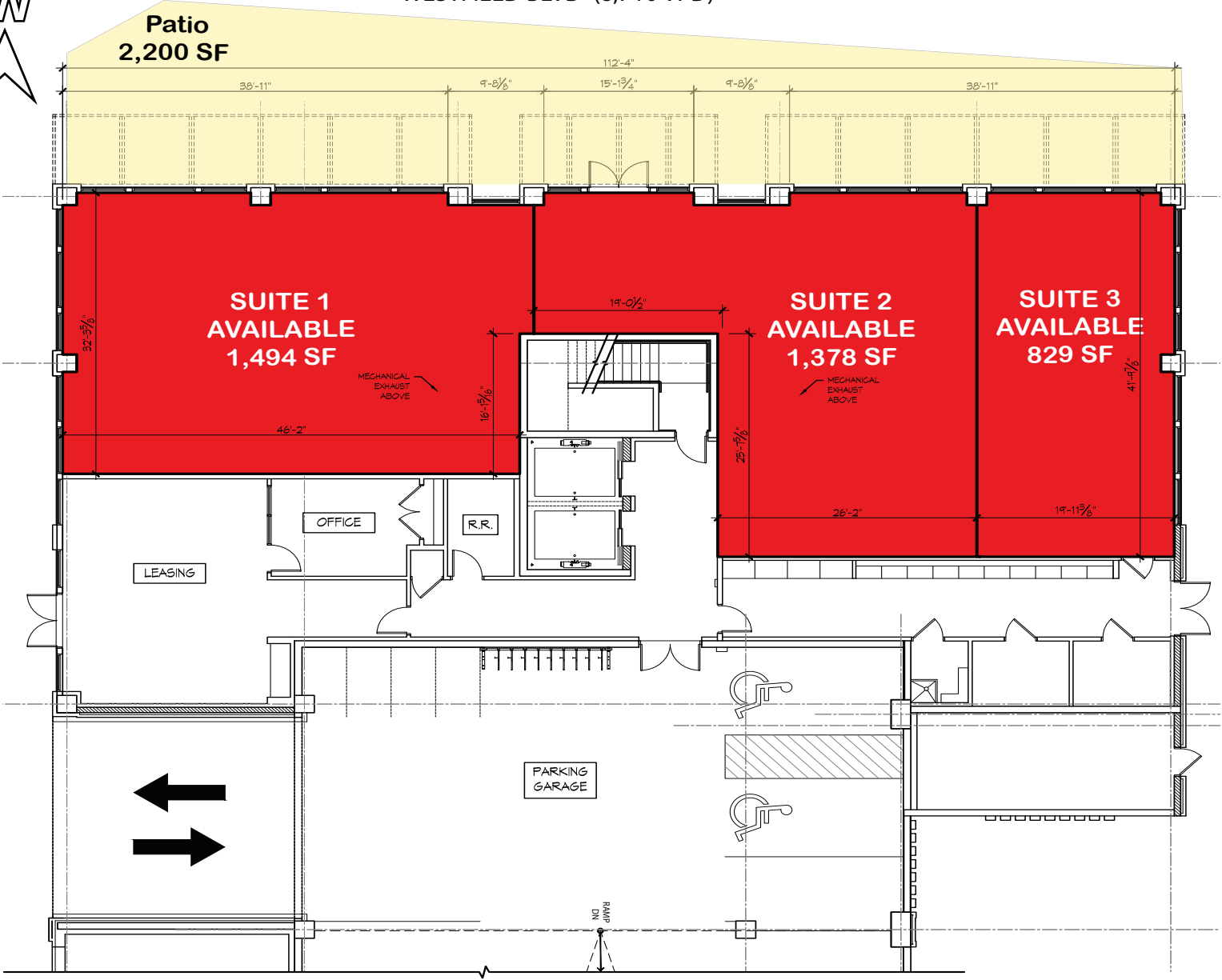
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WESTFIELD BLVD (8,710 VPD)



Suite	Tenant	Size
1	Available	1,494 SF
2	Available	1,378 SF
3	Available	829 SF
Total GLA		3,701



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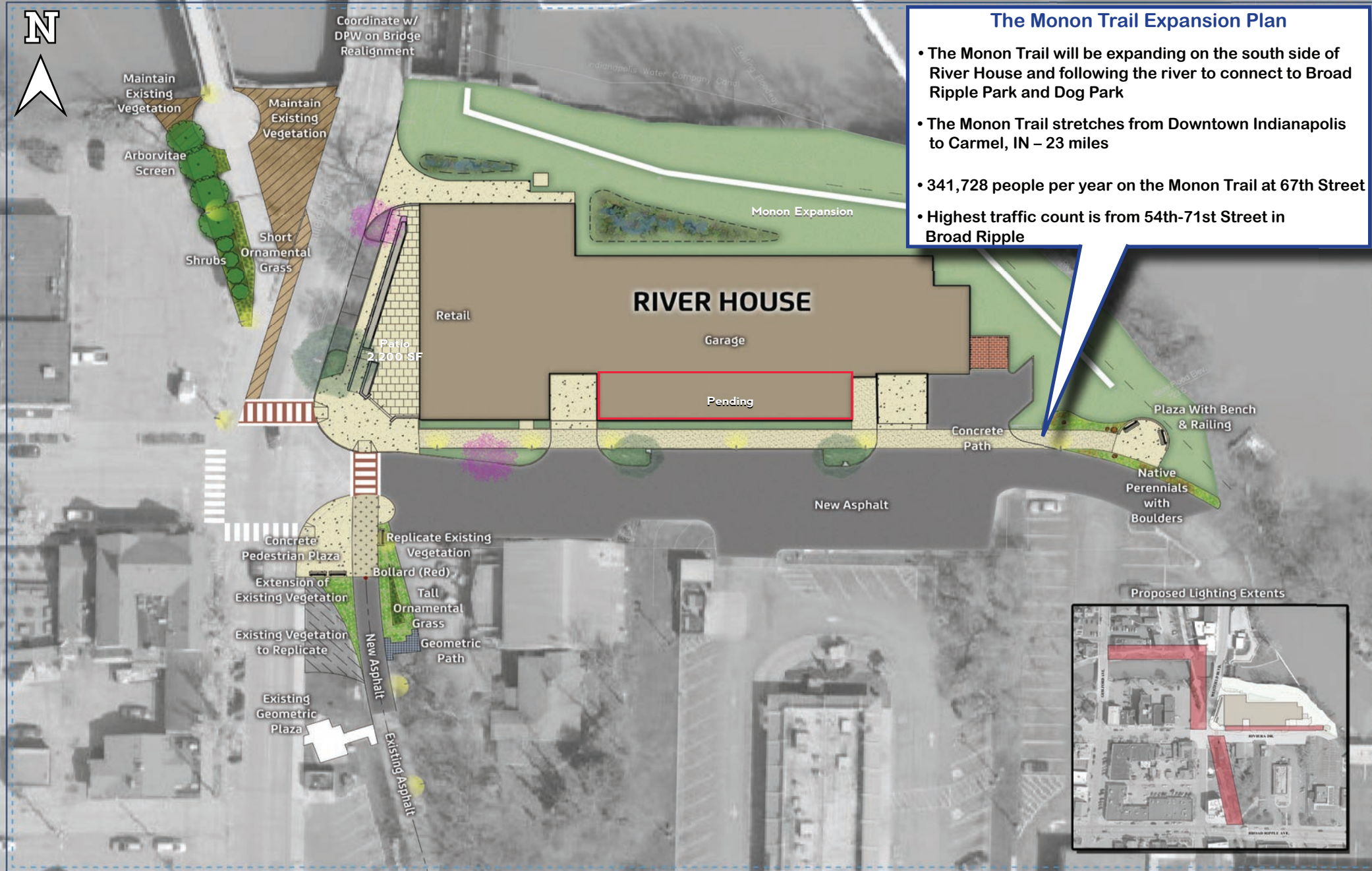
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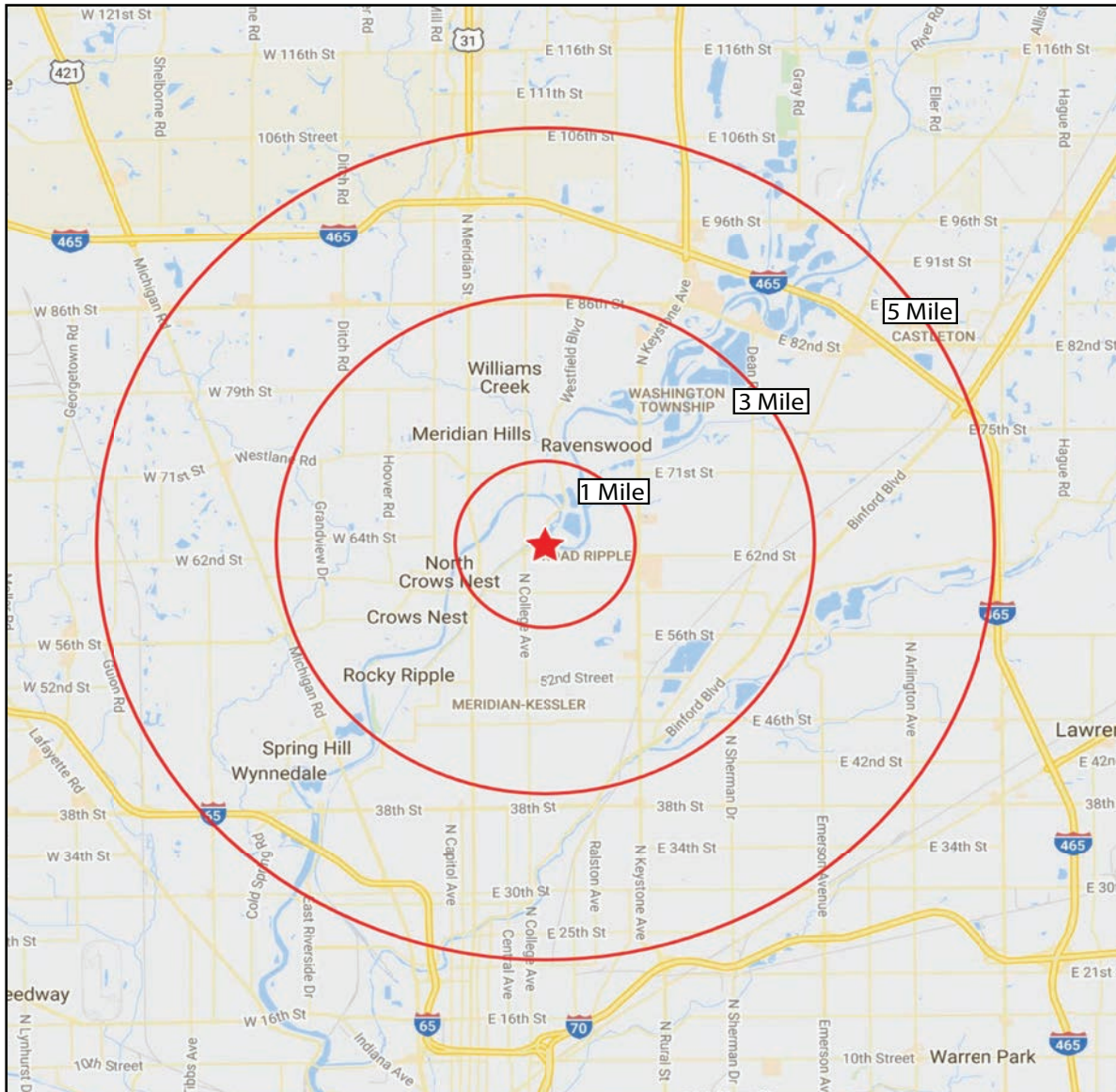
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DEMOGRAPHICS	1 miles	3 miles	5 miles
Population	10,562	76,227	215,457
Median HH Income	\$83,441	\$63,661	\$48,531
Employment	5,264	31,604	159,999
2018 Family Household	2,296 - 42%	18,036 - 53%	51,172 - 54%

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