

River House - Broad Ripple

829 - 3,701 SF For Lease

6311 Westfield Blvd, Indianapolis, IN 46220

Overview

About Broad Ripple

Aerial

Site Plans

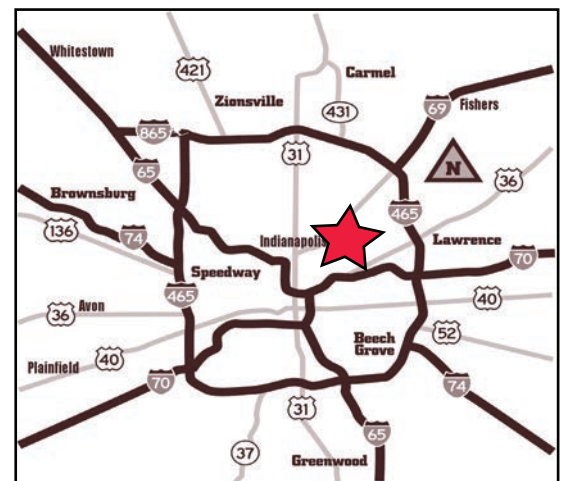
Monon Trail

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 contact:

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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



Logos for local businesses: Pet stuff, Bentley's, HopCat, Massage Envy, and Salon Lofts.

CVS

FRESH THYME FARMERS MARKET

LOUIE'S WINE DIVE

Vogue

Kroger

CHIPOTLE MEXICAN GRILL

McDonald's

Target

EINSTEIN BROS. BAGELS

PENN STATION EAST COAST SUBS.

Westfield Blvd

(17,925 ADT)

Broad Ripple Ave (19,231 ADT)

N College Ave (21,423 ADT)

66th St

Jade North Apt.

Park 66 Flats 108 Apt.

Reserve Condominiums

The Line 130 Apt.

Wellington Square Apt.

The Coil 151 Apt.

SITE

Cornell Ave

Canal Trail

Monon Trail

Westfield Blvd

THE NORTHSIDE SOCIAL

CAKE + BAKE

FORUM

BELLA

65th St

THE DAILEY METHOD

BUSH CANNON

BROAD RIPPLE BREWPUB

BOOKS + BREW

TR

VERITAS REALTY

SANGRITA

POP

PUBLIC GREENS

bnics

Canal Bistro

Good Earth

HUMBERS FORUM

THE GARDEN TABLE

MONON COFFEE CO.

Patadon

Qaaba

LEVEL ONE STEAK + BREWERY

Brugge

CHASE

BMO

Huntington

LANDSHARKS

CONDADO

STARBUCKS COFFEE

PROPER PRODUCE

GOODFELLAS

McDonald's

Target

LOUISIANA COOKIES

ALL ROYS SPINER

PROPER PRODUCE

CHIPOTLE MEXICAN GRILL

McDonald's

Target

LOUIE'S WINE DIVE

Vogue

LOUISIANA COOKIES

ALL ROYS SPINER

PROPER PRODUCE

CHIPOTLE MEXICAN GRILL

McDonald's

Target

Naked Chopstix

PROPER PRODUCE

PROPER PRODUCE

PROPER PRODUCE

noodles company

THREE WISE MEN

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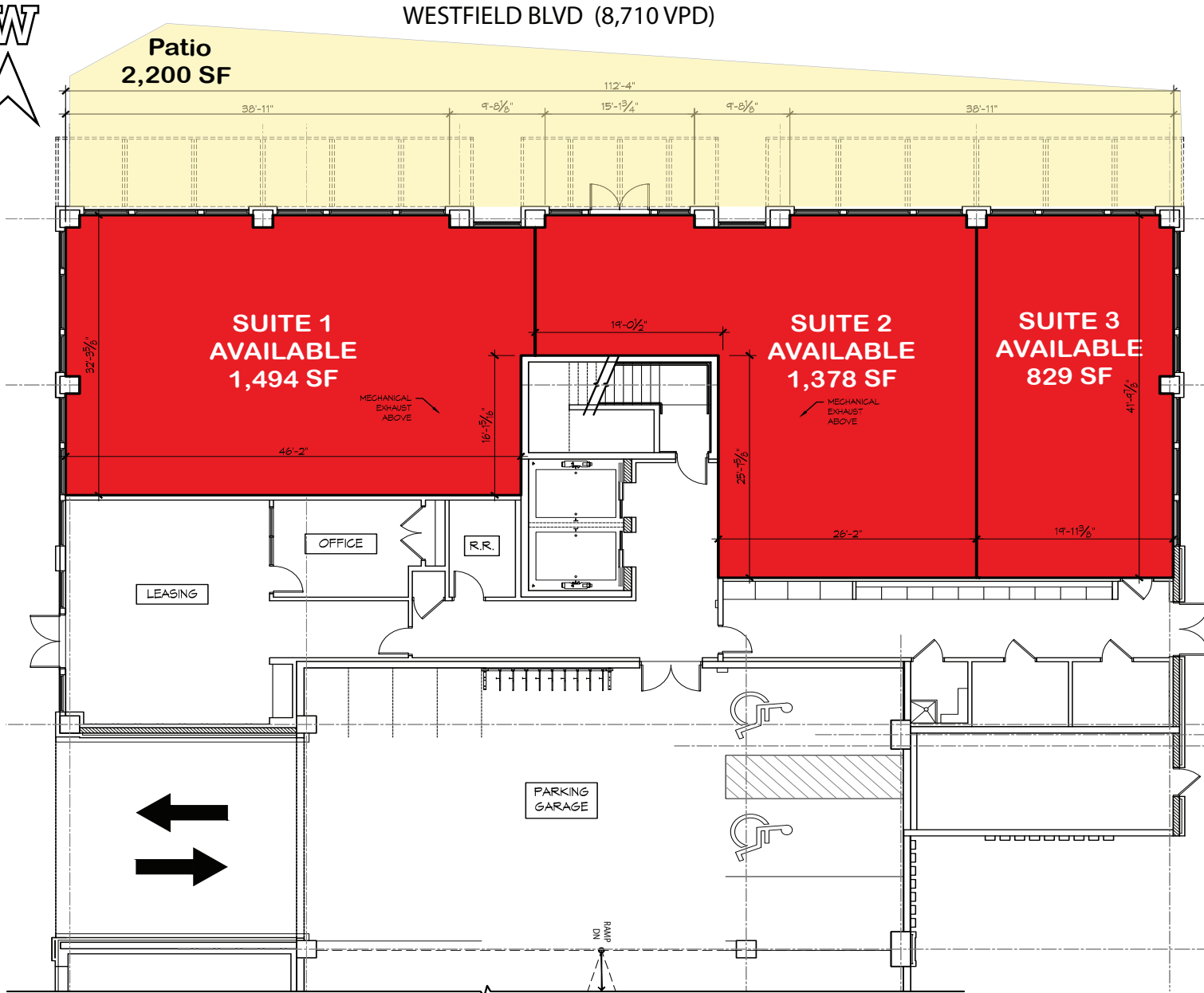
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WESTFIELD BLVD (8,710 VPD)



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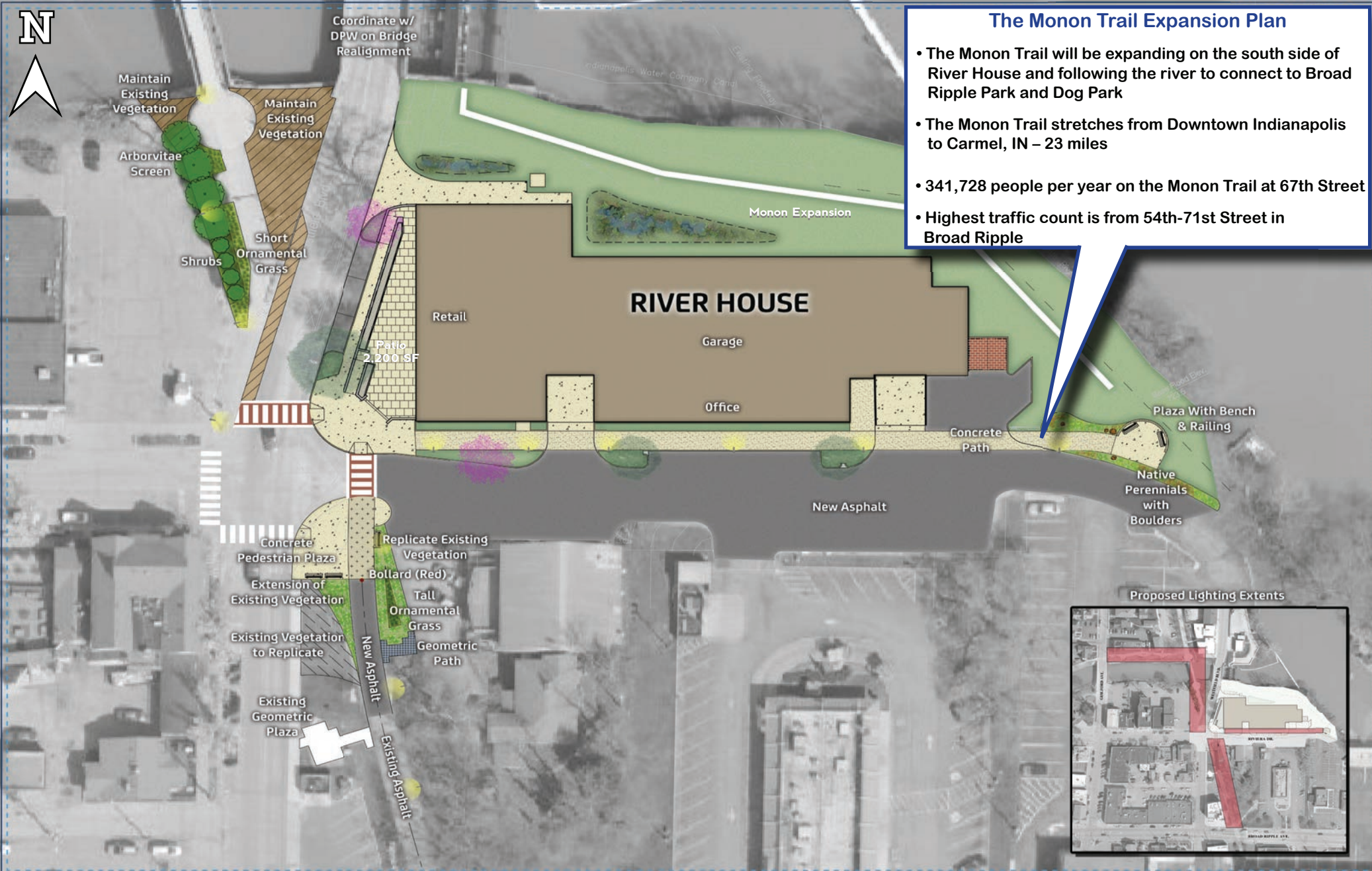
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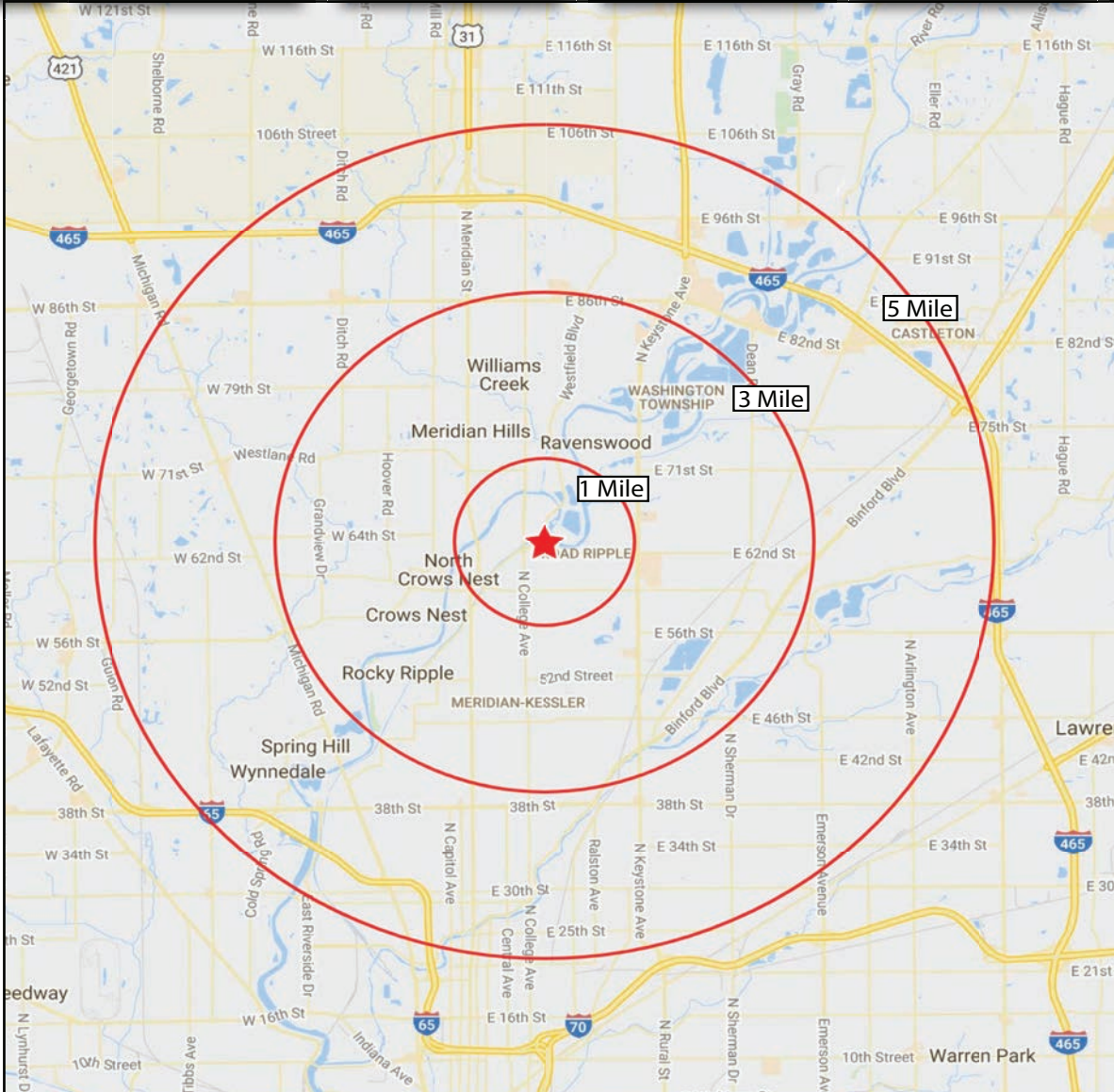
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DEMOGRAPHICS	1 miles	3 miles	5 miles
Population	10,562	76,227	215,457
Median HH Income	\$83,441	\$63,661	\$48,531
Employment	5,264	31,604	159,999
2018 Family Household	2,296 - 42%	18,036 - 53%	51,172 - 54%

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