

RED LINE FLATS

6205 N. College Ave
Indianapolis, IN 46220
(NEC of 62nd St. & College Ave.)

NEW MIXED-USE
DEVELOPMENT
RETAIL/COMMERCIAL

FOR LEASE
4,964 SF First Floor
Space Available

Fully Leased Office
Headquarters,
27 Apartments &
Retail/Commercial Space
Coming December 2022

VERITAS
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RETAIL SPACE FOR LEASE

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PROPERTY HIGHLIGHTS:

- 4,964 SF of **First Floor Retail Space** for Lease with frontage to College Ave & 62nd Street
- Transformative 4-story mixed-use development with office, apartments and retail at the northeast corner of College Ave and 62nd Street
- Home to Eight Eleven Group's corporate headquarters (57,000 SF) with **+/-250 employees**
- 27 apartment units
- On-site underground parking spaces potentially available
- Transit-oriented development with close proximity to IndyGo's Red Line stop in Broad Ripple
- Located in the heart of Broad Ripple Village - a vibrant work, live, play community situated on the northside of Indianapolis
- Estimated December 2022 Completion Date

2021 DEMOGRAPHICS

	MILE 1	MILE 3	MILE 5
POPULATION	11,361	81,426	222,002
DAYTIME POP	4,841	27,768	131,498
HOUSEHOLDS	5,785	35,803	96,819
AVERAGE HH INCOME	\$128,449	\$103,933	\$83,513
MEDIAN HH INCOME	\$95,917	\$71,311	\$55,494
MEDIAN AGE	36.7	37.9	38

VIEW FROM COLLEGE AVE



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December 2022
Completion



Corporate Headquarters
57,000 SF
250+ Employees



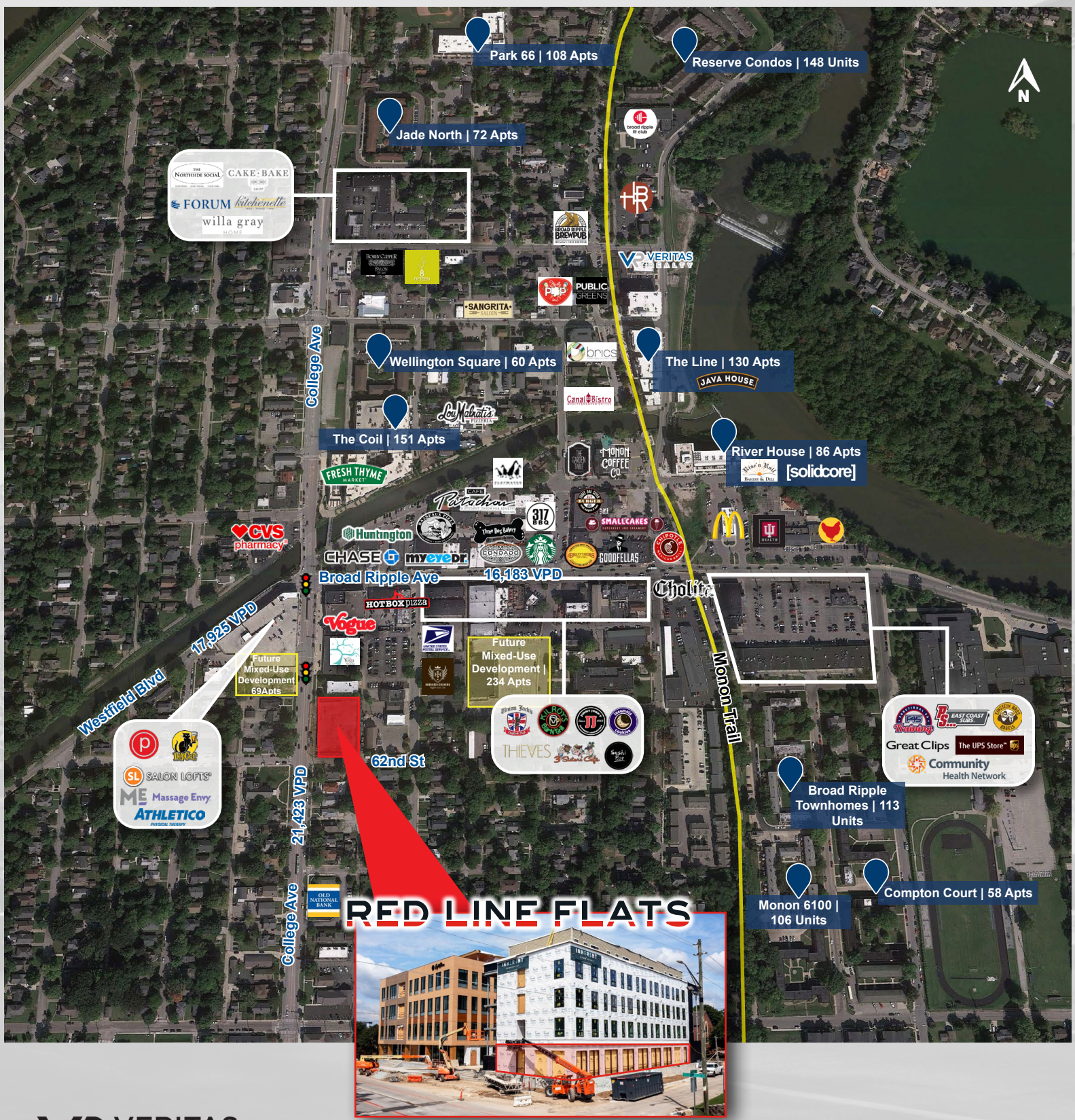
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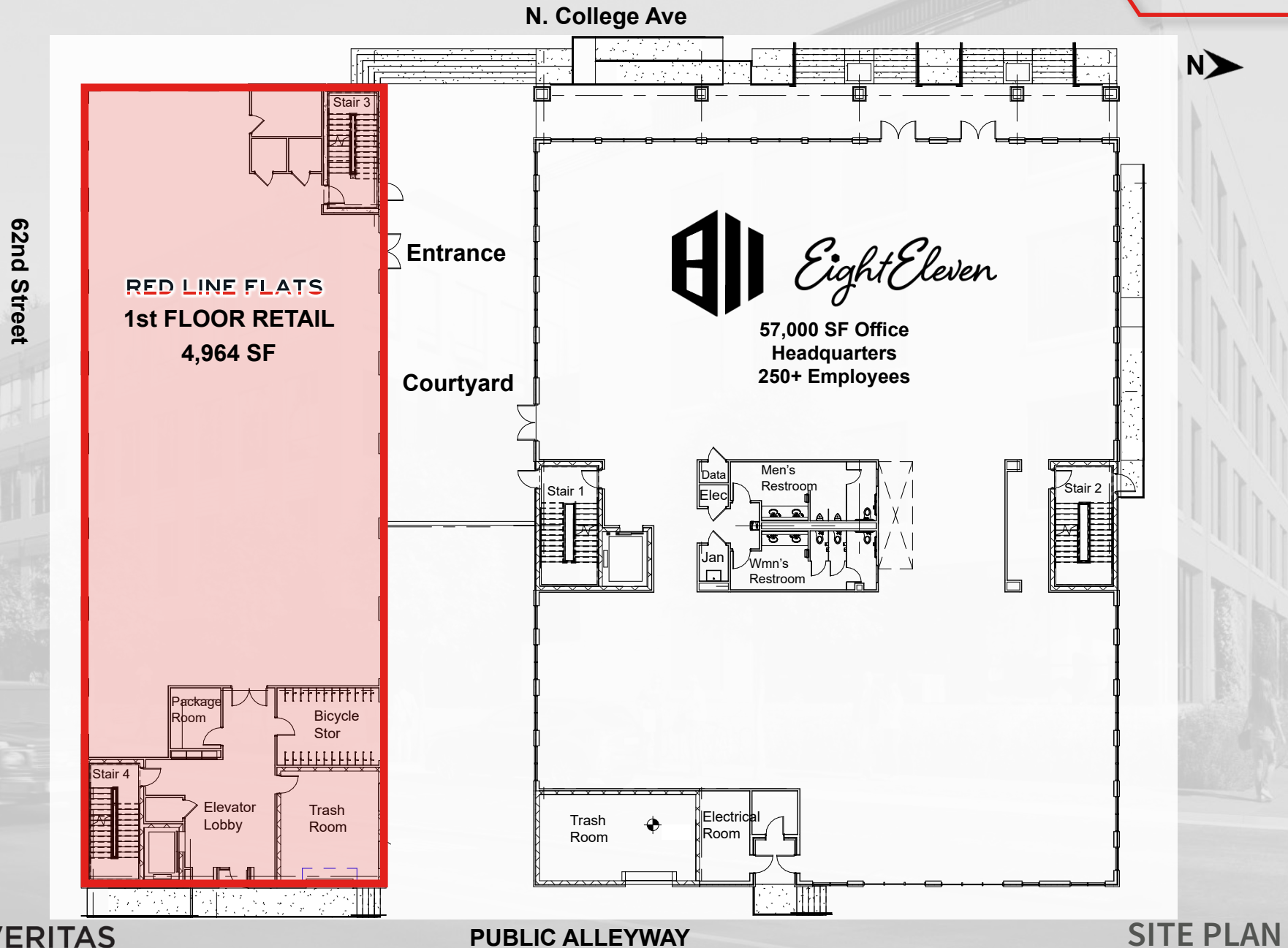
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