

# PRIME HARD CORNER LOT | FOUNTAIN SQUARE

## GROUND LEASE, BUILDING LEASE OR BTS OPPORTUNITY



**GROUND LEASE,  
BUILDING LEASE  
OR BTS**

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# GROUND LEASE, BUILDING LEASE OR BTS PRIME HARD CORNER LOT

## PROPERTY OVERVIEW

### PROPERTY OVERVIEW:

- +/- 0.35 Acre Lot
- +/- 1,728 SF Freestanding Building

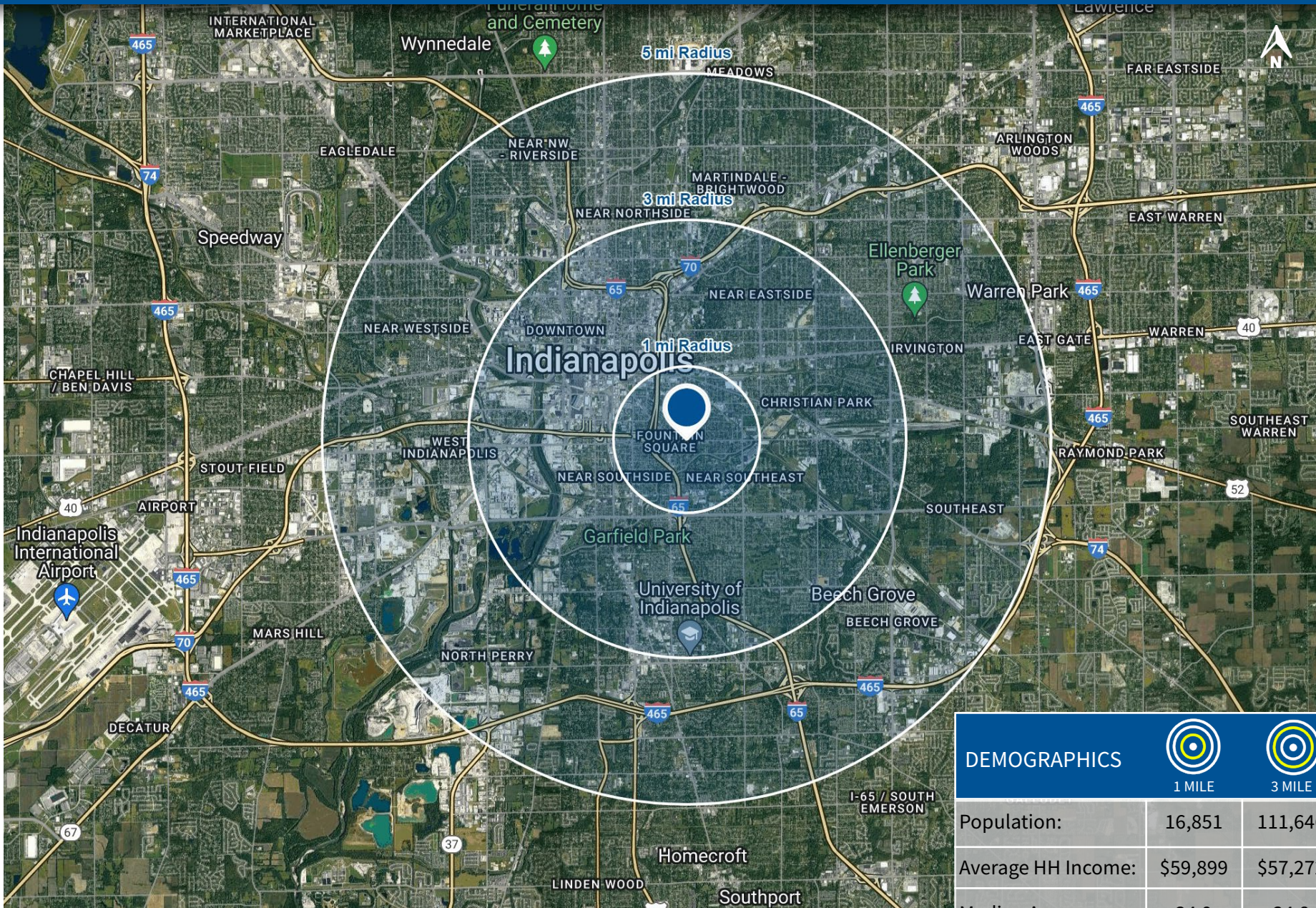
### PROPERTY HIGHLIGHTS:




- Ground Lease, Building Lease, or BTS Opportunity in the heart of Fountain Square
- +/- 0.35 Acre lot at the hard corner of Prospect Street & Laurel Street
- Former freestanding QSR building approximately 1,728 SF
- 21 exclusive parking spaces
- Existing pylon sign
- Located in Fountain Square, an eclectic community with some of Indianapolis' top restaurants, music venues, arts and shopping
- Fountain Square is booming with single-family housing growth, redevelopment and multifamily projects



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## MARKET OVERVIEW



	 1 MILE	 3 MILE	 5 MILE
Population:	16,851	111,646	247,079
Average HH Income:	\$59,899	\$57,272	\$54,674
Median Age:	34.9	34.8	35.9

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MARKET  
AERIAL

Close proximity to  
Downtown Indianapolis



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ABOUT  
FOUNTAIN SQUARE

## ABOUT:

### Nestled 1.5 miles from downtown Indianapolis

Fountain Square is an eclectic community with some of Indianapolis' top restaurants, music venues, arts and shopping.

Fountain Square Theatre opened in 1928. The theatre has a hotel, duckpin bowling and rooftop garden cocktail lounge. The theater hosts events and weddings all year round including Friday Night Salsa Dancing.

## HOUSING BOOM:

The Fountain Square neighborhoods are being redeveloped with several modern and upscale single-family homes.

**Local HGTV stars, Mina Starsiak Hawk and Karen Laine of Two Chicks & a Hammer** got their start renovating homes in Fountain Square creating a buzz with their hit show in 2015.

According to Redfin, the **average value of a single-family home in Fountain Square has increased by 164% in the last 5 years.**

Per Redfin, **the average single-family home in Fountain Square is approximately \$311,000 today.**

Additionally, the trade area is growing with newly completed and planned multifamily developments including Edge 35 (+/- 118 Units), Forte (+/- 64 Units), Wheeler Lofts (+/- 54 Units), City's End Apartments (+/- 103 Units), 921 Virginia Ave Apartments (+/-190 Units).

## FOOD, MUSIC & ART:

Fountain Square is home to some of the **best restaurants in Indianapolis** including Maialina, La Margarita, Revolucion, Siam Square, The Wine Market, Upland and many more.

The Hi-Fi, Radio Radio, and White Rabbit Cabaret have concerts throughout the year featuring big name musicians and local acts.

The Fountain Square Art Fair hosted annually in the fall showcases local vendors and artists filling the square with energy and activity.

**The Heartland International Film Festival** is an 11-day film festival that takes place in Fountain Square every October. **The festival has presented over \$3.5M in cash prizes, the largest total amount awarded by any film festival in North America.** Additionally, they have showcased over 2,000 feature and short films, including eight Oscar-winning titles.



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