

FREESTANDING 5,145 SF RESTAURANT BUILDING FOR SALE: \$2,000,000

VERITAS
REALTY



FOR SALE

6320 Ferguson Street, Indianapolis, IN 46220

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PROPERTY OVERVIEW

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- 5,145 SF Former Restaurant
- +/-650 SF Covered Patio
- Two Parking Lots Totaling 32 Parking Spaces
- Additional FREE street parking available along Carrollton, 63rd Place, and Ferguson Street
- Existing FF&E and Liquor License: Negotiable

PROPERTY HIGHLIGHTS:

- Located in Broad Ripple Village, an Indianapolis cultural district known for its retail, restaurants, arts, and recreation
- Strong pedestrian traffic from Canal Trail & Monon Trail
- Next to Fresh Thyme
- 700+ high-end apartment units within walking distance
- Close proximity to Butler University (5,500 students), Purdue Polytech High school, Marian University and more



DEMOGRAPHICS



1 MILE



3 MILE

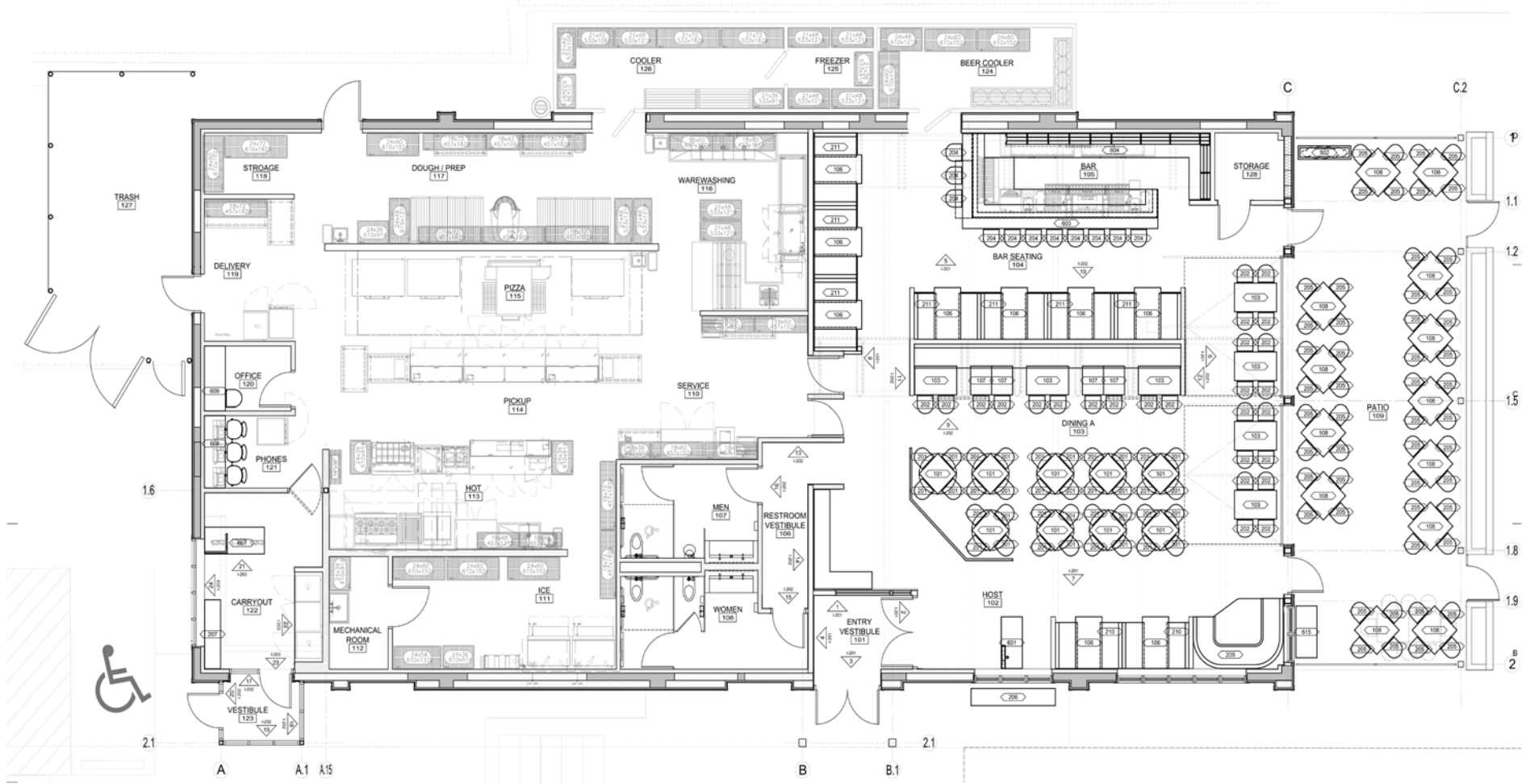


5 MILE

Population:	10,603	79,465	219,545
Average HH Income:	\$162,530	\$144,219	\$110,266
Daytime Population:	6,556	47,052	189,584

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FLOOR PLAN



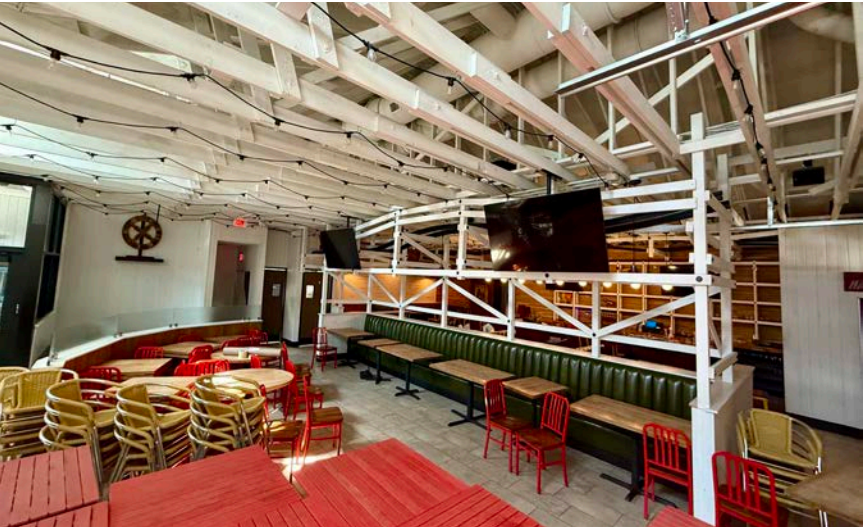
- Large Bar & Dining Area
- Garage Door to Patio
- 650 SF Patio

- Separate Carry-Out Entrance
- Cooler, Freezer, Beer Cooler
- Hood Systems

- Large Kitchen
- Other FF&E For Purchase
- Three (3) Way Liquor License for Purchase

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BUILDING PHOTOS



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ZOOM
AERIAL



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MARKET AERIAL



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