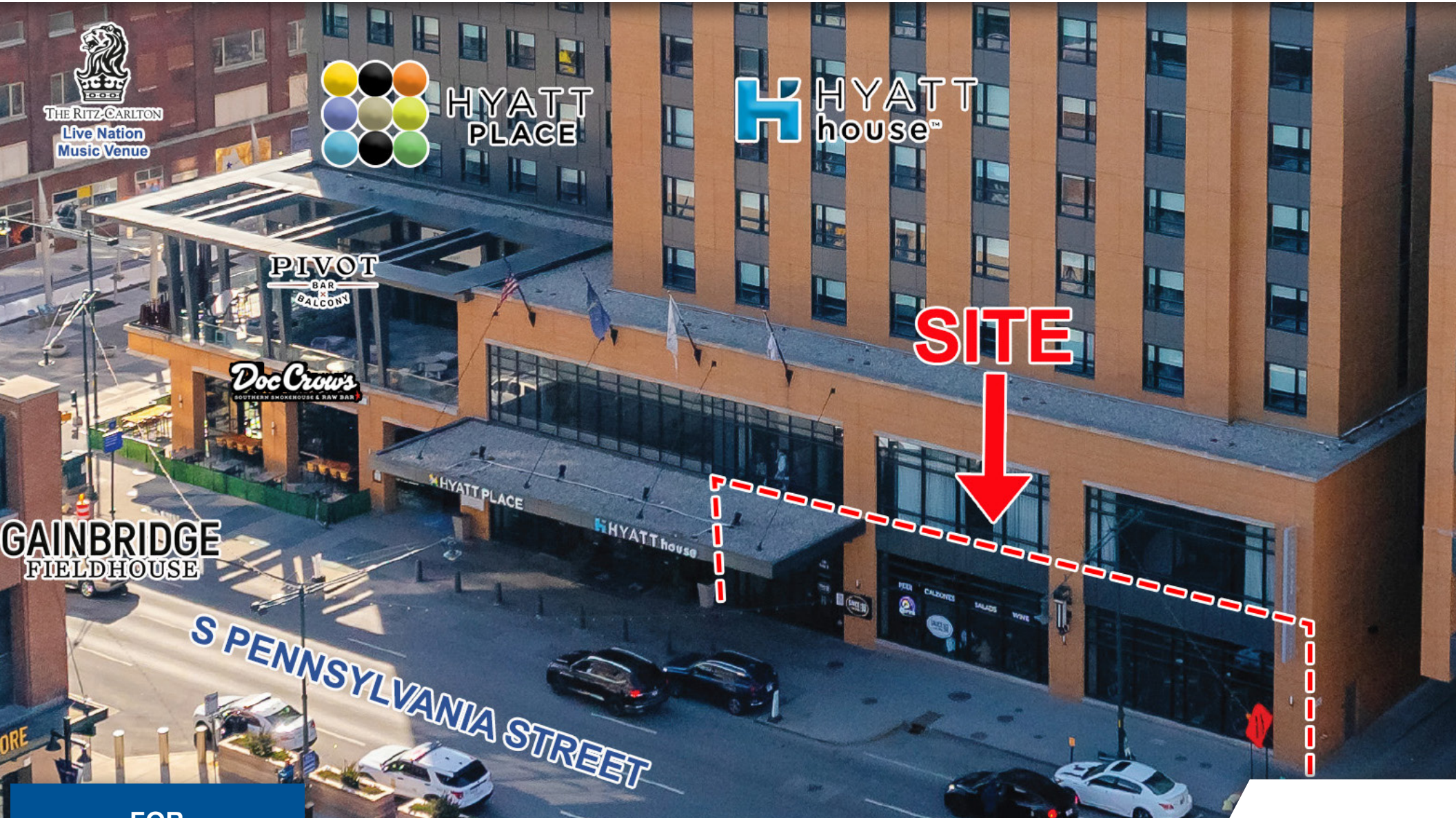


DOWNTOWN FORMER RESTAURANT SPACE

3,575 SF AVAILABLE FOR LEASE

VERITAS
REALTY



FOR
LEASE

130 S Pennsylvania Street, Indianapolis, IN 46204

CONTACT: Allison Hawley
E: Allison@VeritasRealty.com
T: 317-472-1800



www.VeritasRealty.com




3,575 SF AVAILABLE FOR LEASE DOWNTOWN FORMER RESTAURANT SPACE

PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS:

- 3,575 SF former restaurant space
- Directly across from the entrance of Gainbridge Fieldhouse (2 million annual visitors)
- Within walking distance to the Indianapolis Convention Center, (new) Indiana Fever Performance Center, Lucas Oil Stadium, Monument Circle, Georgia Street, and the Cultural Trail
- Daytime population of 76,782 within 1-mile
- Over 7,500 hotel rooms with continued expansion
- Space includes: hood, walk-in freezer/cooler, & grease interceptor
- Benefits from traffic & interior access to the Hyatt House/Hyatt Place hotel
- Excellent visibility along S Pennsylvania St.
- Exterior signage & beautiful store front glass windows



DEMOGRAPHICS	 1 MILE	 3 MILE	 5 MILE
Population	17,106	116,736	265,434
Avg. HH Income	\$125,157	\$94,433	\$82,716
Avg. Daytime Pop.	76,782	160,458	259,786

3,575 SF AVAILABLE FOR LEASE DOWNTOWN FORMER RESTAURANT

ZOOM
AERIAL

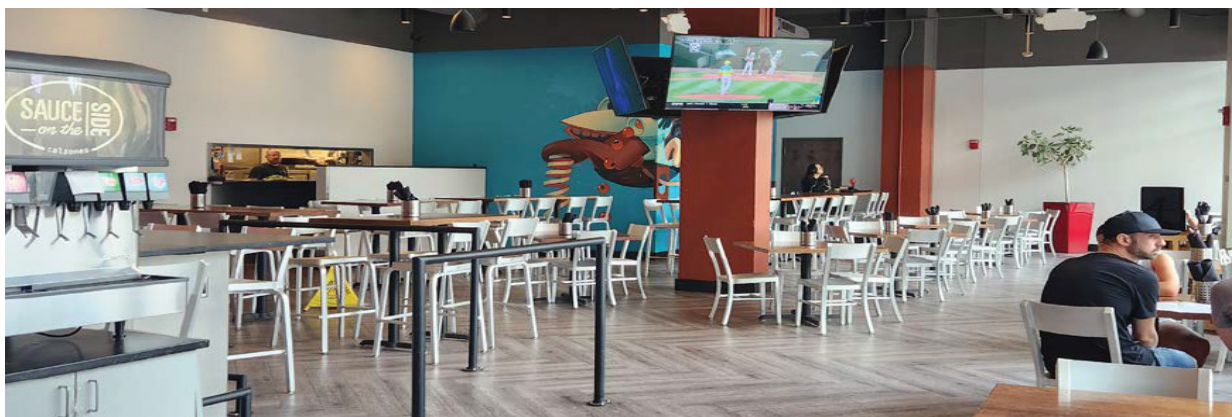
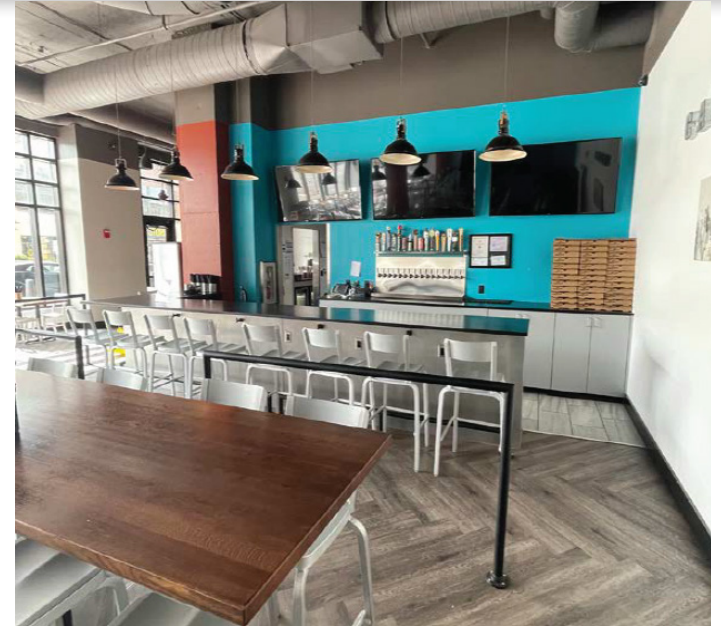
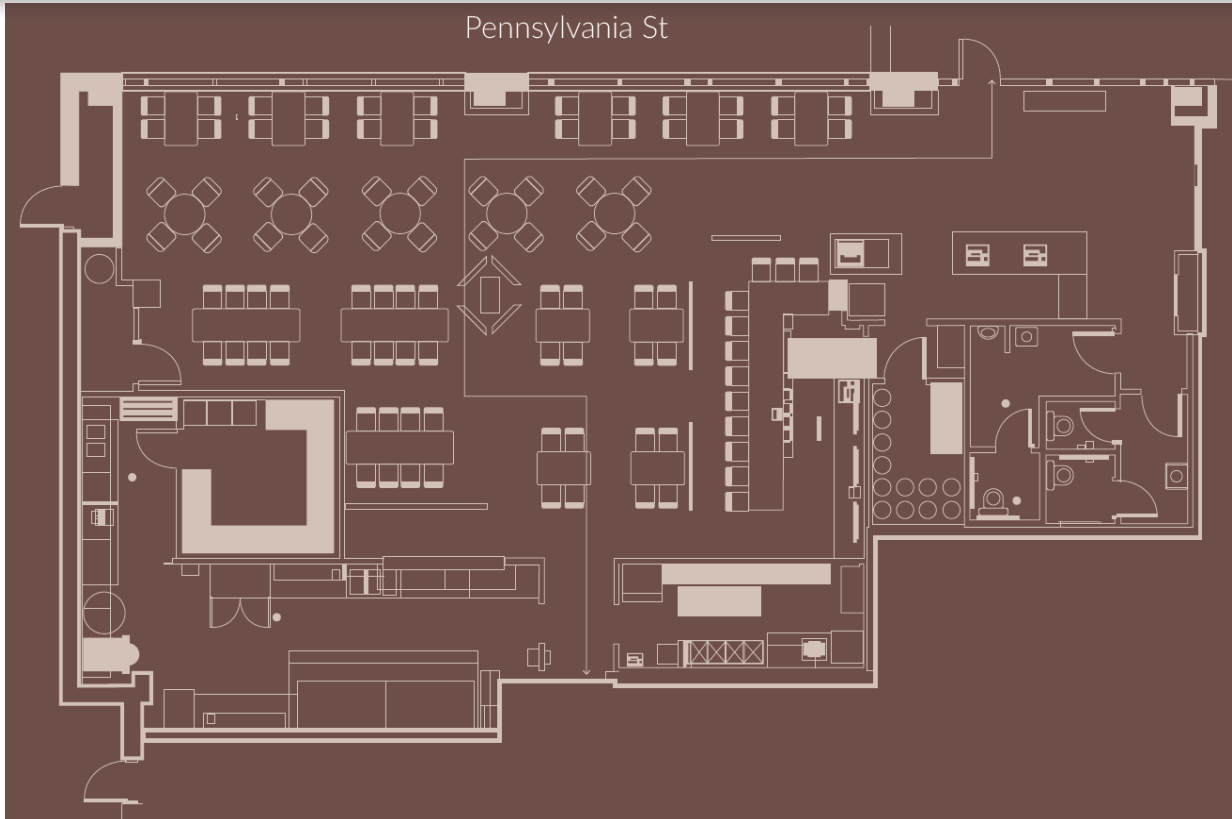


DOWNTOWN INDIANAPOLIS DEVELOPMENT PLANS

- 1 **Kimpton**, 164 room hotel
Project completion: fall 2026
- 2 **Motto by Hilton**, 116 room hotel
Project completion: fall 2026
- 3 **Ritz-Carlton**, 176 room hotel & Live Nation music venue
Project completion: 2028
- 4 **Signia by Hilton**, 800 room hotel & convention center
Project completion: late 2026
- 5 **AC Hotel**, 800 room hotel & convention center
Project completion: late 2026
- 6 **Ole Red**, Blake Shelton's 3-story country music venue
Project completion: late 2027
- 7 **Indiana Fever Sports Performance Center**, training facility, team offices, team store
Project completion: May 2027
- 8 **Indiana Convention Center**, expansion
Project completion: late 2026
- 9 **Traction Yard**, open-air village with retail, residential, office, & entertainment
Project completion: Phase 1 2028
- 10 **City Market East**, new apartments, offices, & retail spaces
Project completion: late 2027
- 11 **Georgia Street**, mixed-use public pedestrian space
Project completion: spring 2026

3,575 SF AVAILABLE FOR LEASE DOWNTOWN FORMER RESTAURANT

FLOOR PLAN
& INTERIOR



3,575 SF AVAILABLE FOR LEASE DOWNTOWN FORMER RESTAURANT

MARKET
AERIAL

INDIANAPOLIS, IN Marion County

Located in the heart of Indiana, Indianapolis—nicknamed “Indy”—is known as the “Crossroads of America,” with major railroads and interstates, I-65 and I-465, running through the city. The airport is just 12 miles southwest bringing in visitors year-round for conferences at the Indiana Convention Center or JW Marriott, as well as concerts and professional sports events at Gainbridge Fieldhouse, Lucas Oil Stadium, and Victory Field, generating over \$16.2B in tourism for Marion County. Indy is growing rapidly with major redevelopment downtown including a \$40 million Marriott hotel in the historic Circle Tower building and the \$250 million Indiana University School of Medicine building. With a MSA of 891,484 residents, 2,438 K-12 public students, and 10,000+ satellite campus college students, the commercial real estate market remains strong, especially in industrial and multifamily.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
EST. POPULATION	21,117	119,214	269,265
EST. HOUSEHOLDS	12,157	53,263	113,574
EST. AVERAGE HOUSEHOLD INCOME	\$124,598	\$92,175	\$82,927



LEADING INDUSTRIES

highlighting local economic drivers & global employee counts

Elevance Health	1st Largest Public 100,000+ employees
Lilly	2nd Largest Public 40,000+ employees
SIMON	9th Largest Public 3,500+ employees
FHLBank INDIANAPOLIS	2nd Largest Private 300+ employees
salesforce	72,000+ employees

**2025 Q1 LEASING ACTIVITY
MORE THAN DOUBLED
HIGHEST SINCE Q2 2022**
- COLLIERS INTERNATIONAL

4.9% corporate tax rate (Forbes 2024)
#2 state for starting a business (Forbes 2024)
77% business survival rate (Forbes 2024)

- ★ **Downtown neighborhoods**
 - **Monument Circle:** 280 ft. Soldiers & Sailors Monument stands proudly in center of the city surrounded by offices, hotels, dining, & entertainment
 - **Mass Ave:** dining, retail, & nightlife
 - **Bottleworks District:** Garage Food Hall, entertainment, hotel, retail, & offices in North Mass Ave corridor
- ★ **Indianapolis Motor Speedway**
 - Racing Capital of the World
 - Hosts largest single day race: The Indy 500
- ★ **White River State Park**
 - Hosts concerts at Everwise Amphitheater, located next to 3 mile canal trail



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