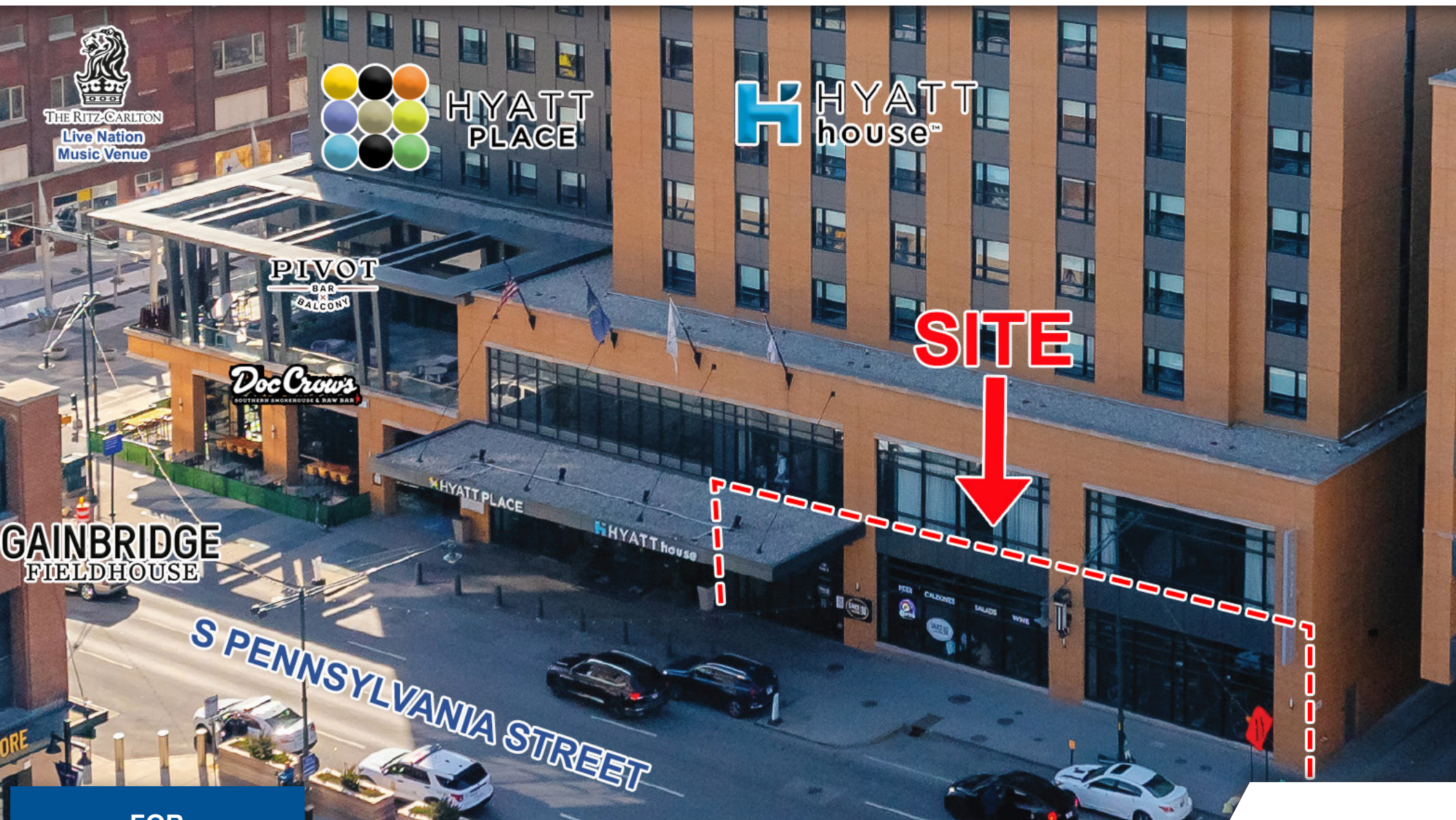


DOWNTOWN FORMER RESTAURANT SPACE

3,575 SF AVAILABLE FOR LEASE

VERITAS
REALTY



FOR
LEASE

130 S Pennsylvania Street, Indianapolis, IN 46204

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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

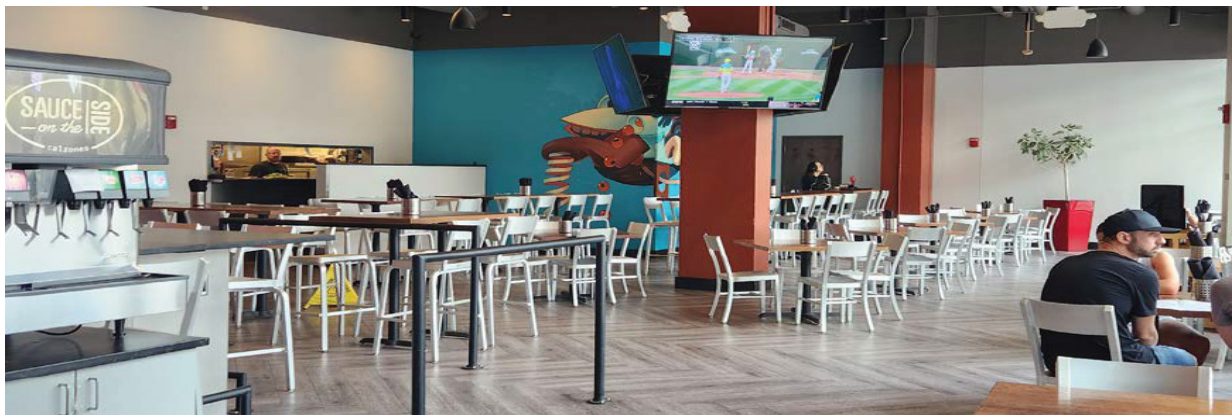
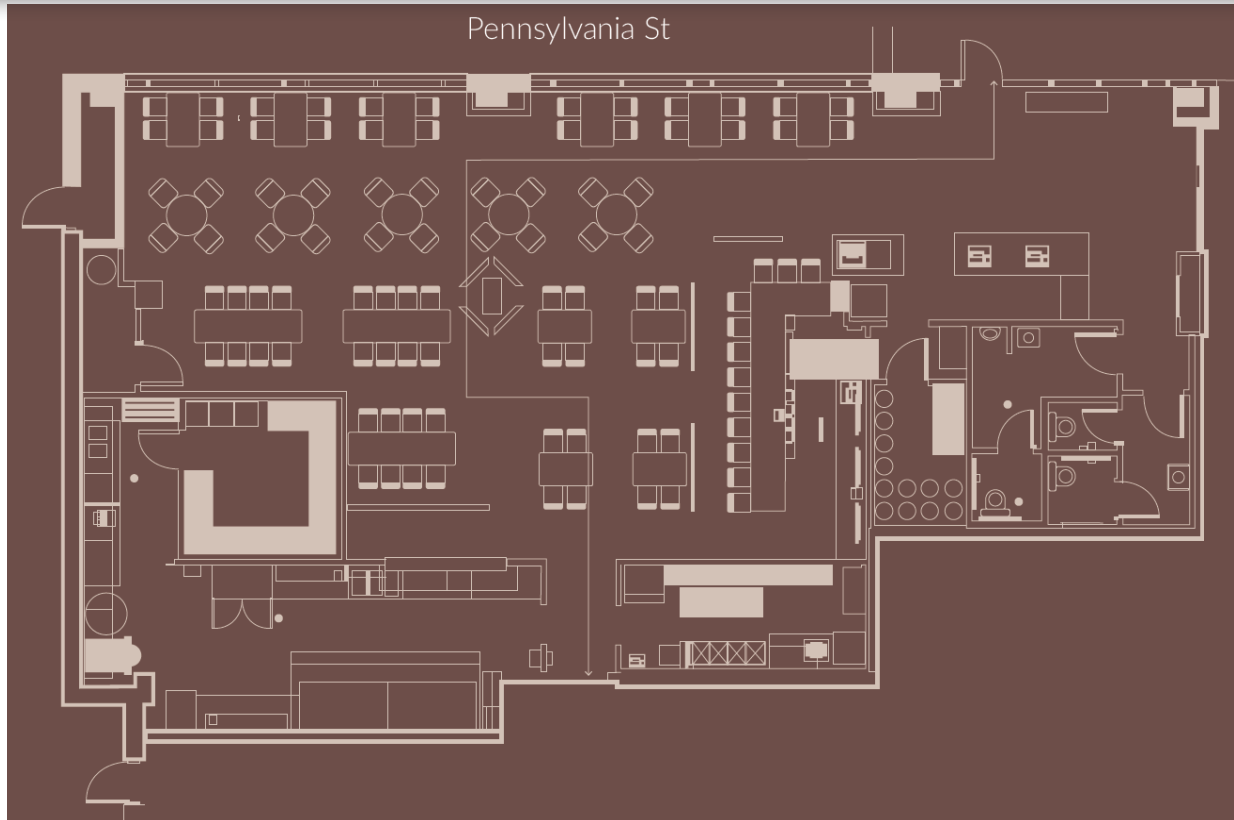
3,575 SF AVAILABLE FOR LEASE DOWNTOWN FORMER RESTAURANT

ZOOM
AERIAL



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)
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★ 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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