FREESTANDING BUILDING FOR SALE | FOR LEASE

2,152 SF on 0.34 Acres



FOR SALE or LEASE

730 State Ave., Indianapolis, IN 46203

CONTACT: **Seth Biggerstaff**
E: Seth@VeritasRealty.com
T: 317-472-1800

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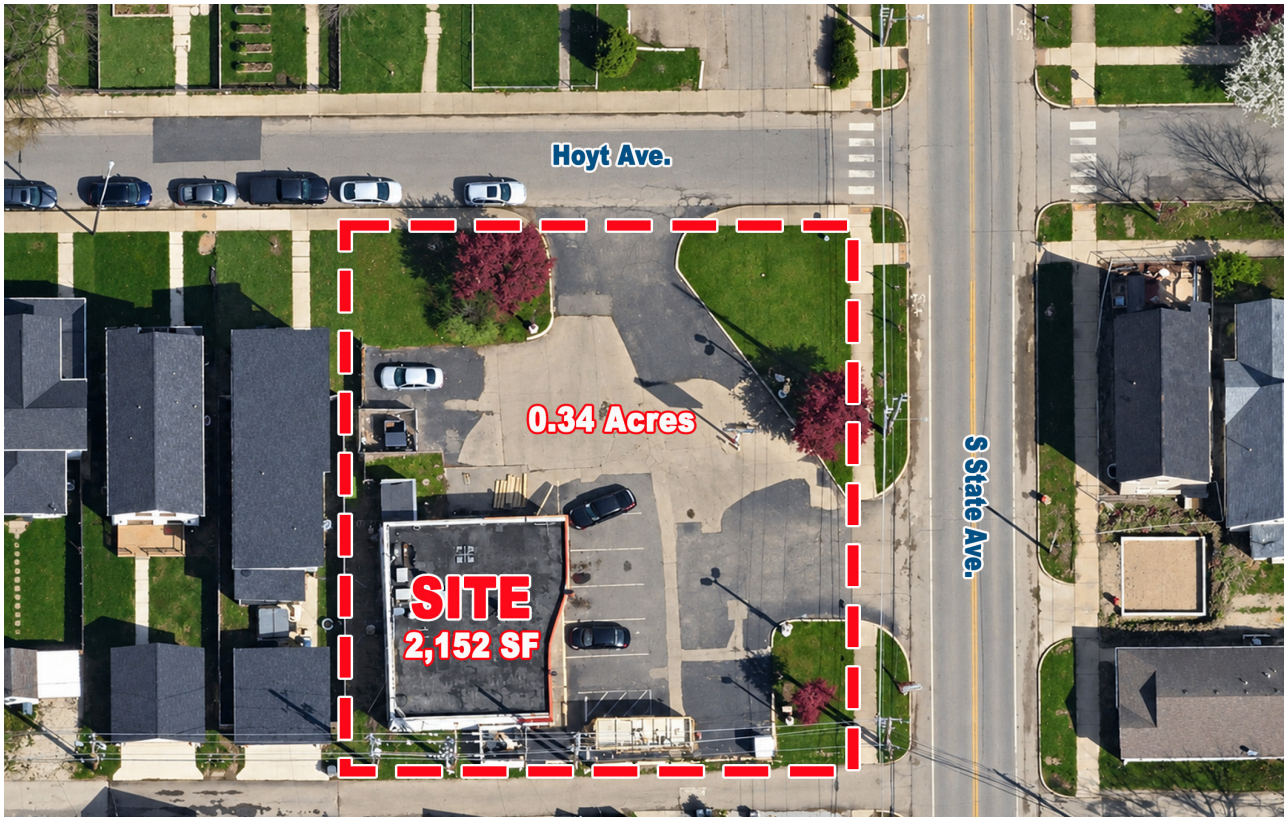
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PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS:

- 2,152 SF freestanding building situated on approximately 0.34 acres
- Urban infill location on Indianapolis' near southeast side, approximately one mile from Downtown Indianapolis and immediately east of Fountain Square
- Convenient access to Downtown, I-65/I-70 and surrounding established residential neighborhoods
- Located near Fountain Square's growing restaurant, entertainment and nightlife district, including HI-FI, Upland Brewing, Kuma's Corner and the Fountain Square Theatre Building
- Benefits from continued residential and commercial reinvestment throughout Fountain Square, the near southeast side and the East Washington Street corridor



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population:	16,957	121,471	263,230
Households:	7,537	55,051	113,419
Avg. HH Income:	$110,911	$95,807	$86,750
Daytime Pop:	13,400	158,198	260,008

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MARKET AERIAL



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