

**RELIANT
PARTNERS**

1300 BLOCK BUILDING

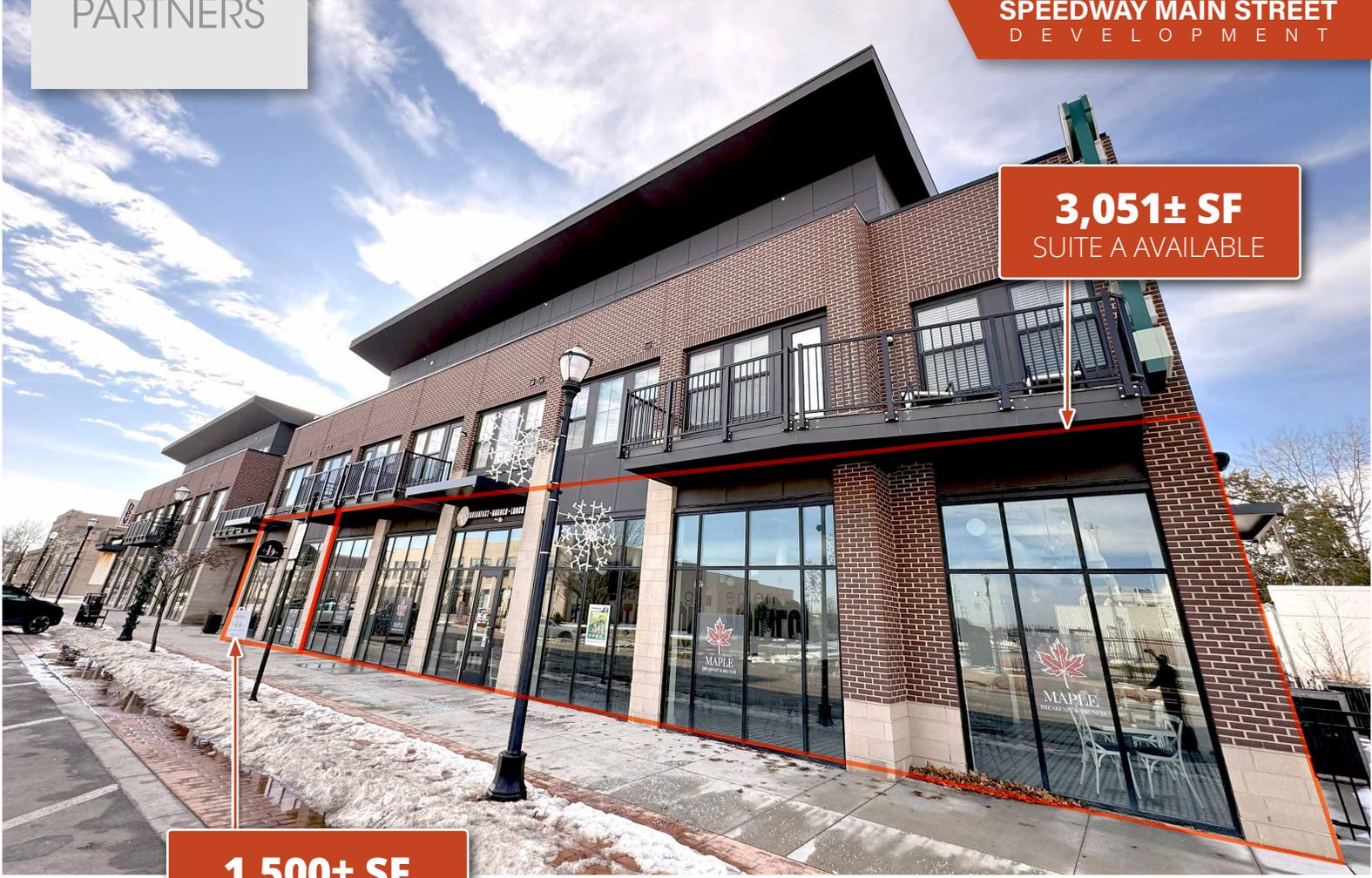
3,051± SF & 1,500± SF | RETAIL/COMMERCIAL SUITES

Speedway // 1302-1346 N. Main Street // Indianapolis, IN 46224

**SPEEDWAY MAIN STREET
DEVELOPMENT**

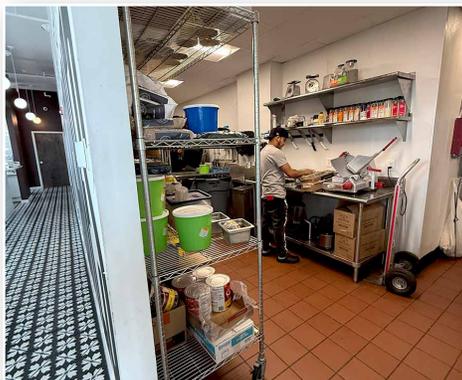
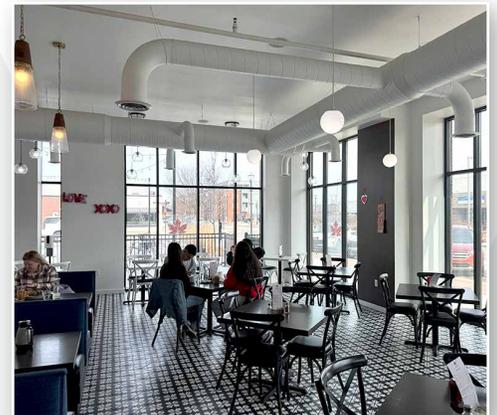
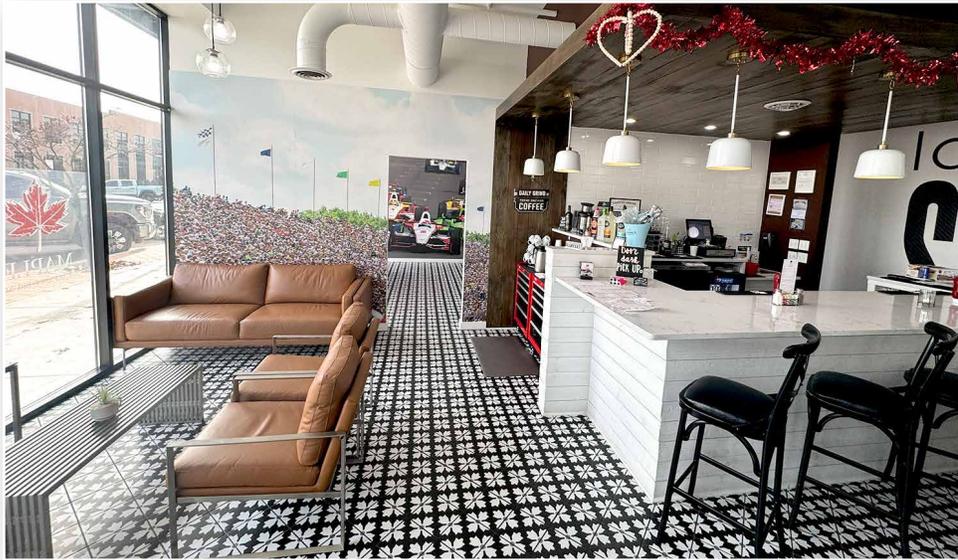
3,051± SF
SUITE A AVAILABLE

1,500± SF
SUITE B AVAILABLE



SPEEDWAY MAIN STREET DEVELOPMENT

SUITE A (RESTAURANT SPACE) | 3,051± SF



SPECIFICATIONS

TOTAL SEATING CAPACITY (CURRENT CONFIGURATION)	83
MAIN DINING SEATING CAPACITY	50
SEMI-PRIVATE DINING SEATING CAPACITY	24
COUNTER DINING SEATING CAPACITY	9
RESTROOMS (LADIES/GENTS)	2
KITCHEN AREA	600± SF

**FOR INFORMATION,
PLEASE CONTACT:**

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5594 E. 146th Street, Suite 200 // Noblesville, IN 46062 // www.reliantpartners.us

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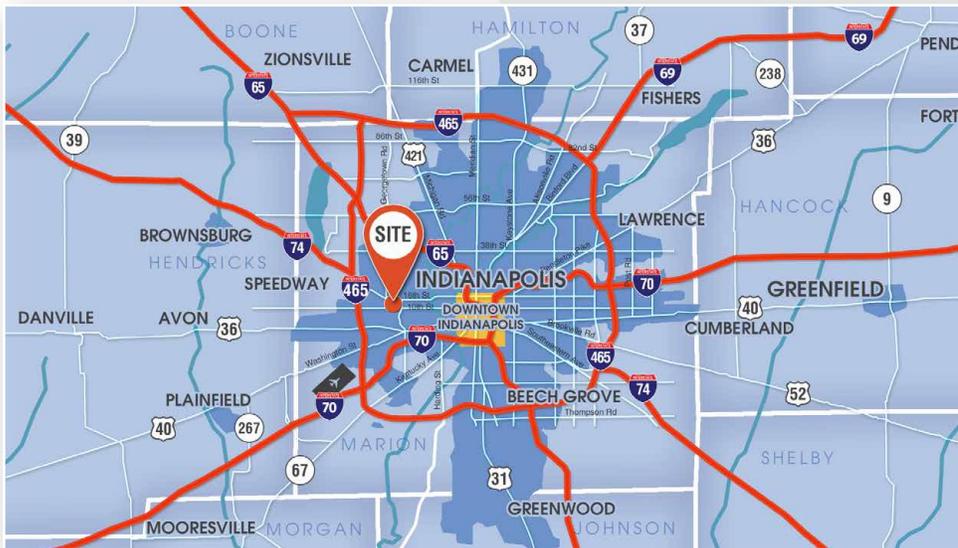
SPEEDWAY MAIN STREET DEVELOPMENT

PROPERTY FEATURES:

SUITE B (RETAIL/BOUTIQUE SPACE) | 1,500± SF



- **1300 BLOCK** is a newly constructed 27,394± SF, 3-story, downtown Speedway mixed-use project on Main Street with main level retail, 2nd & 3rd floor residential.
- **MAIN LEVEL COMMERCIAL/ RETAIL SUITES:** Suite A is 3,051± SF (restaurant space) and Suite B is 1,500± SF (retail/boutique space).
- Suite A has large open seating area with additional seating in adjacent semi-private room, counter bar with seating and two prep areas for servers, kitchen area and two restrooms. Decor features Indy Car themed mural with fun black and white tile.
- Suite B has large open showroom area with two dressing rooms, back office, small storage area and restroom.
- Co-tenant is Bev Shop by Big Red.
- Prime Speedway Main Street District is located at SWC of W. 14th Street & N. Main Street.
- Walking distance to Indianapolis Motor Speedway (north), Allison Transmission (3,800+ employees to south), and residential to west.
- 60 space parking lot behind building and 20 street spaces in front of building; total of 80 spaces
- Great visibility and exposure along Main Street with high visibility, distinctive styling and features.
- Development features pocket park and outdoor seating.
- Approximately 4.5 miles and less than 15 minutes to Downtown Indianapolis.
- Approximately 5.5 miles and 15 minutes to Indianapolis International Airport.



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3,051± SF & 1,500± SF | RETAIL/COMMERCIAL SUITES

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SPEEDWAY MAIN STREET DEVELOPMENT

SITE PLAN:



3,051± SF
RETAIL/COMMERCIAL AVAILABLE
(RESTAURANT SPACE)

1,500± SF
RETAIL/COMMERCIAL AVAILABLE
(RETAIL/BOUTIQUE SPACE)

*SITE PLAN SUBJECT TO CHANGE.

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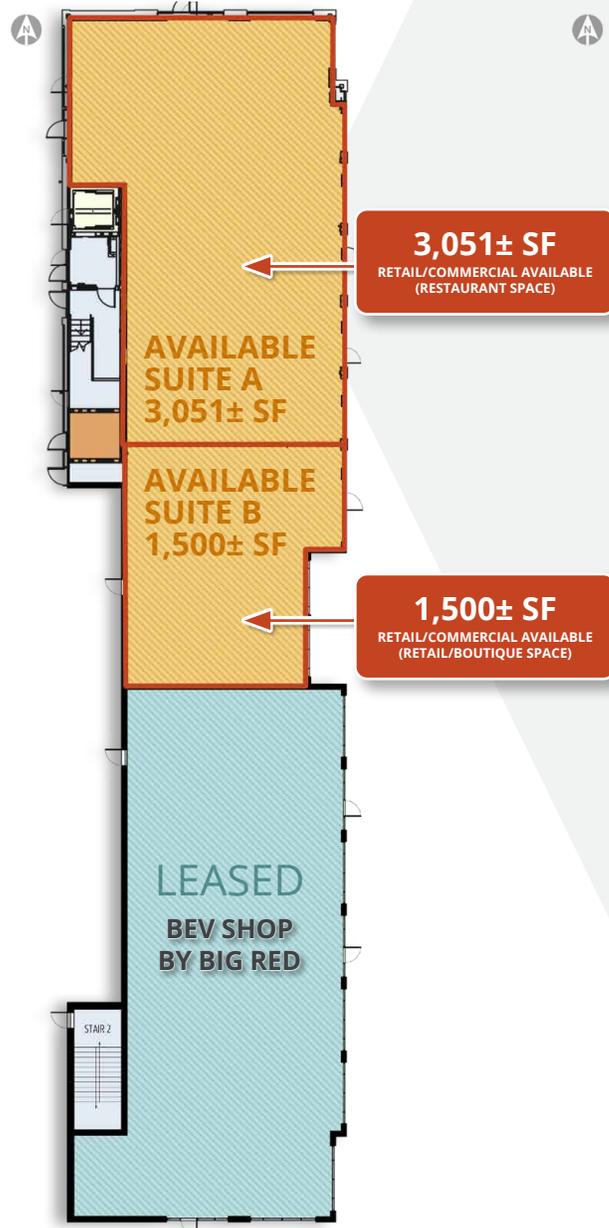
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FIRST, SECOND & THIRD FLOORS:

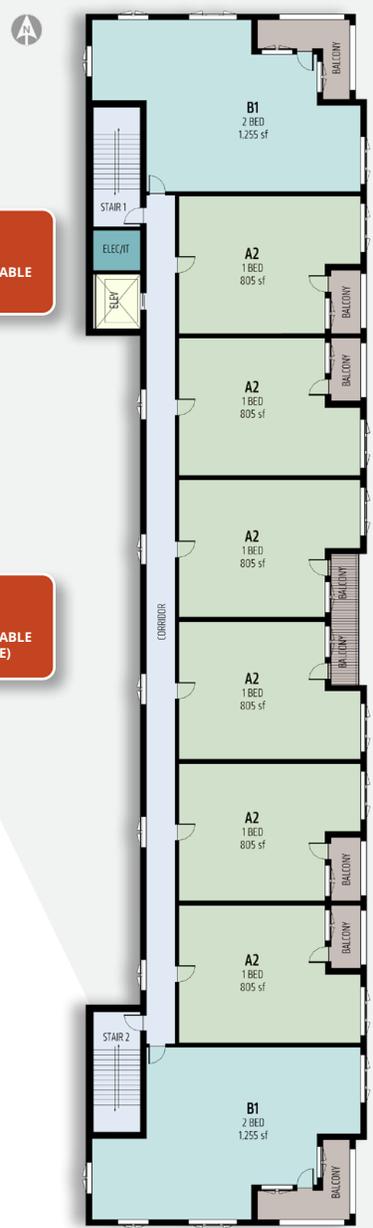
FIRST FLOOR: RETAIL/COMMERCIAL

RENTABLE SQUARE FOOTAGE: 8,520 SF
GROSS SQUARE FOOTAGE: 10,227 SF
COMMON SPACE (GSF): 1,087



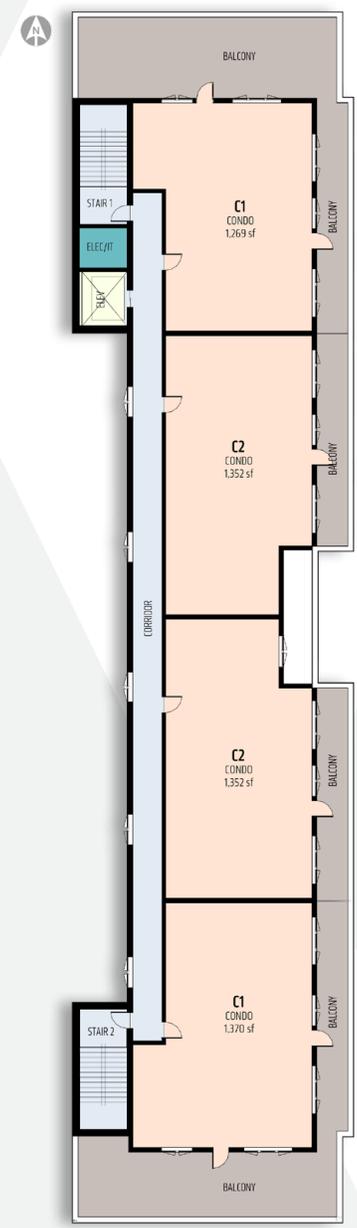
SECOND FLOOR: APARTMENTS

RENTABLE SQUARE FOOTAGE: 7,340 SF
BALCONY SQUARE FOOTAGE: 802 SF
GROSS SQUARE FOOTAGE (GSF): 10,067 SF



THIRD FLOOR: CONDOMINIUMS

RENTABLE SQUARE FOOTAGE: 5,244 SF
BALCONY SQUARE FOOTAGE: 2,608 SF
GROSS SQUARE FOOTAGE (GSF): 7,100 SF



*PROPOSED FLOOR PLAN; SUBJECT TO CHANGE.

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AERIAL:



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population 2024	7,600	106,200	239,500	Daytime Employees	9,100	38,500	229,000
Projected Population 2029	7,500	105,500	238,900	Businesses	321	3,800	18,600
Households 2024	3,400	40,800	98,700	Median Home Value	\$162,400	\$124,900	\$148,500
Avg HH Income 2024	\$65,100	\$58,800	\$67,800	Median Year Built	1955	1963	1971

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