



RELIANT
PARTNERS

1300 BLOCK BUILDING

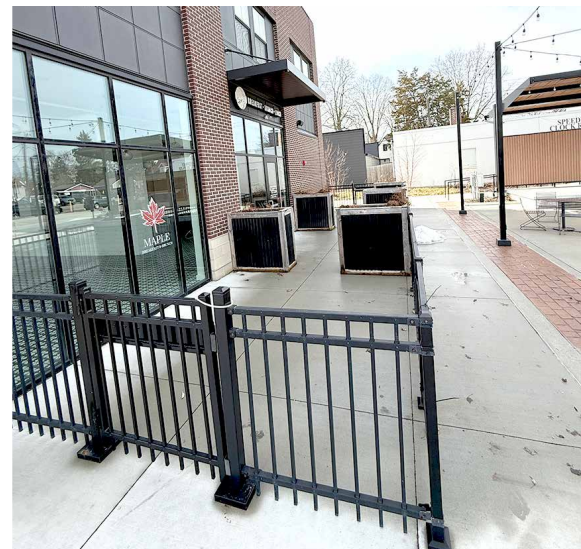
3,051± SF | RESTAURANT SPACE AVAILABLE
Speedway // 1330 N. Main Street // Indianapolis, IN 46224

**SPEEDWAY MAIN STREET
DEVELOPMENT**

**3,051± SF
AVAILABLE**



OUTDOOR PATIO NORTHSIDE OF BUILDING



COMMERCIAL REAL ESTATE

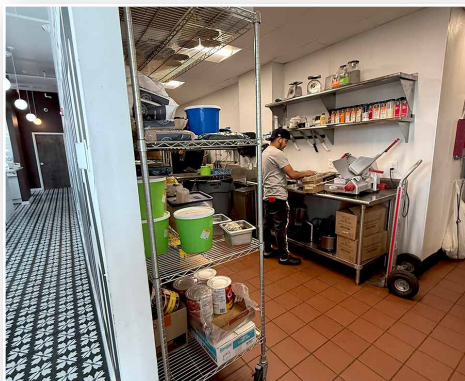
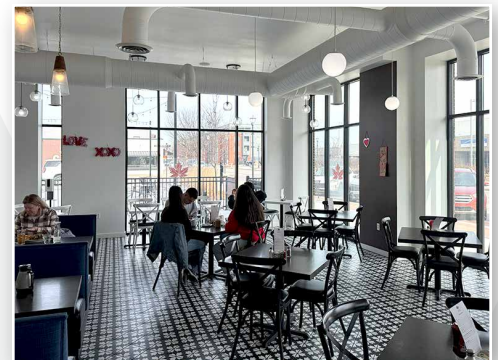
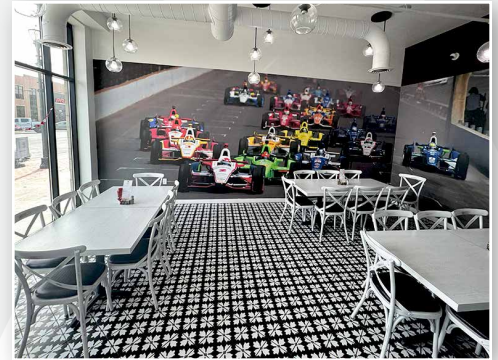
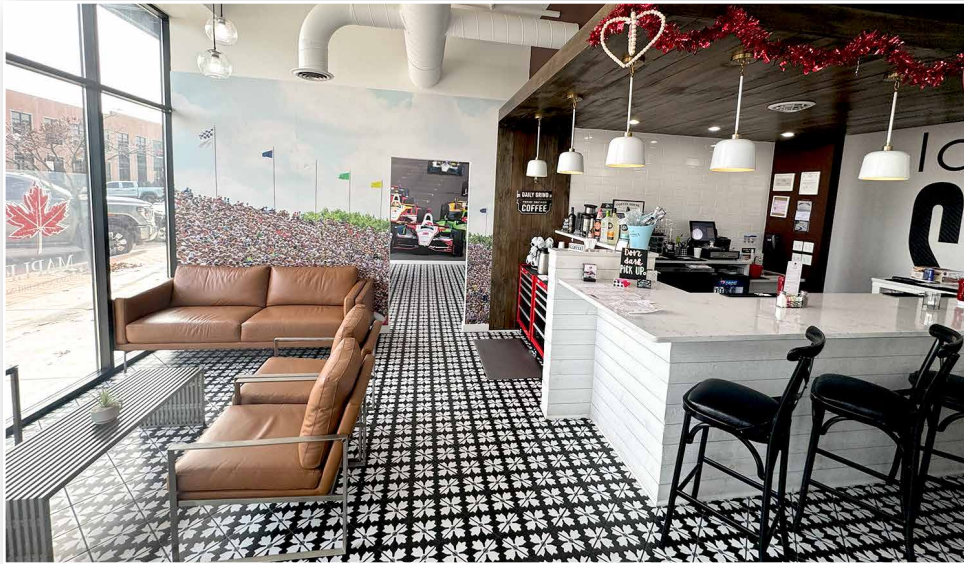
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SPEEDWAY MAIN STREET DEVELOPMENT

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
OUTSIDE PATIO DINING SEASONAL DEPENDENT	12
RESTROOMS (LADIES/GENTS)	2
KITCHEN AREA	600± SF

* OUTSIDE PATIO DINING NOT INCLUDED.

**FOR INFORMATION,
PLEASE CONTACT:**

SCOTT LINDENBERG CCIM // 317.449.9697 // scott@reliantpartners.us
LINDSEY RONDEAU // 317.449.9697 // lindsey@reliantpartners.us

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

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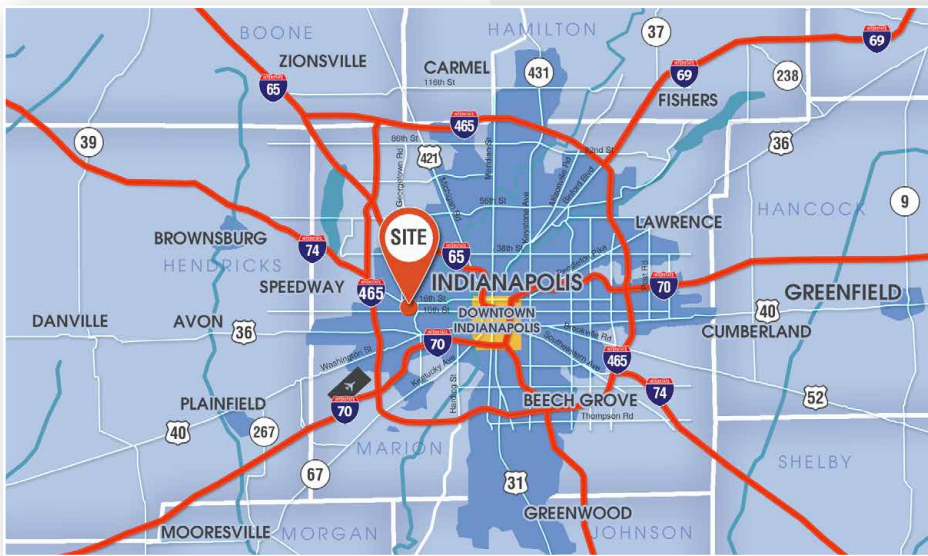
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SPEEDWAY MAIN STREET DEVELOPMENT

PROPERTY FEATURES:



- **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 RESTAURANT SPACE AVAILABLE:** 3,051± SF
- Space has large open seating area with additional seating in adjacent semi-private room, counter bar with seating, outdoor patio dining also available with two prep areas for servers, kitchen area and two restrooms. Decor features Indy Car theme with fun black and white tile.
- Co-tenant is Bev Shop by Big Red.
- Space is located at SWC of W. 14th Street & N. Main Street in the Speedway Main Street retail, entertainment and restaurant district.
- 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 (15 minutes) to Indianapolis International Airport.



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SITE PLAN:



*SITE PLAN SUBJECT TO CHANGE.

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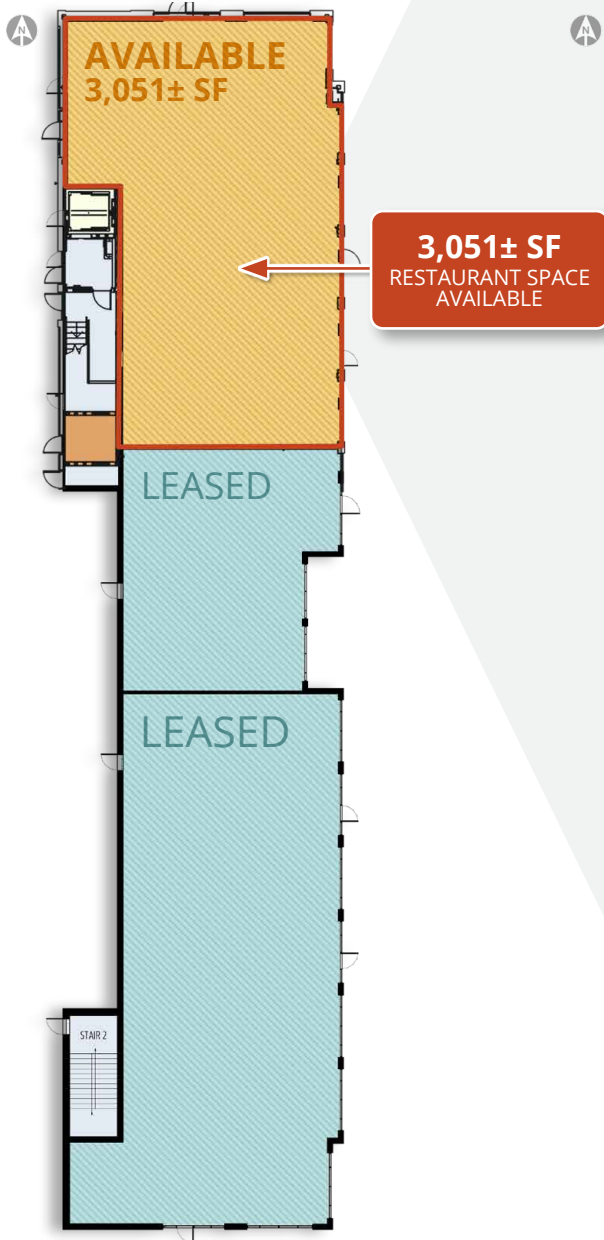
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SPEEDWAY MAIN STREET DEVELOPMENT

FIRST, SECOND & THIRD FLOORS:

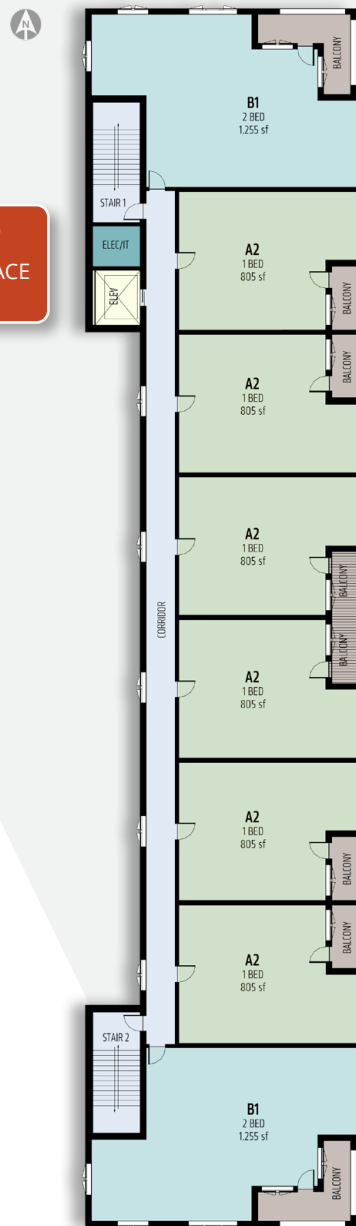
FIRST FLOOR: RETAIL/COMMERCIAL

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



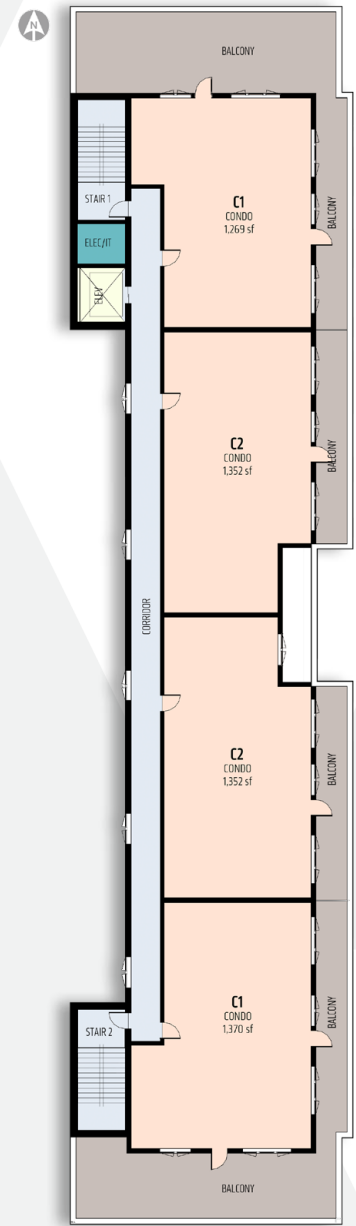
SECOND FLOOR: APARTMENTS

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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