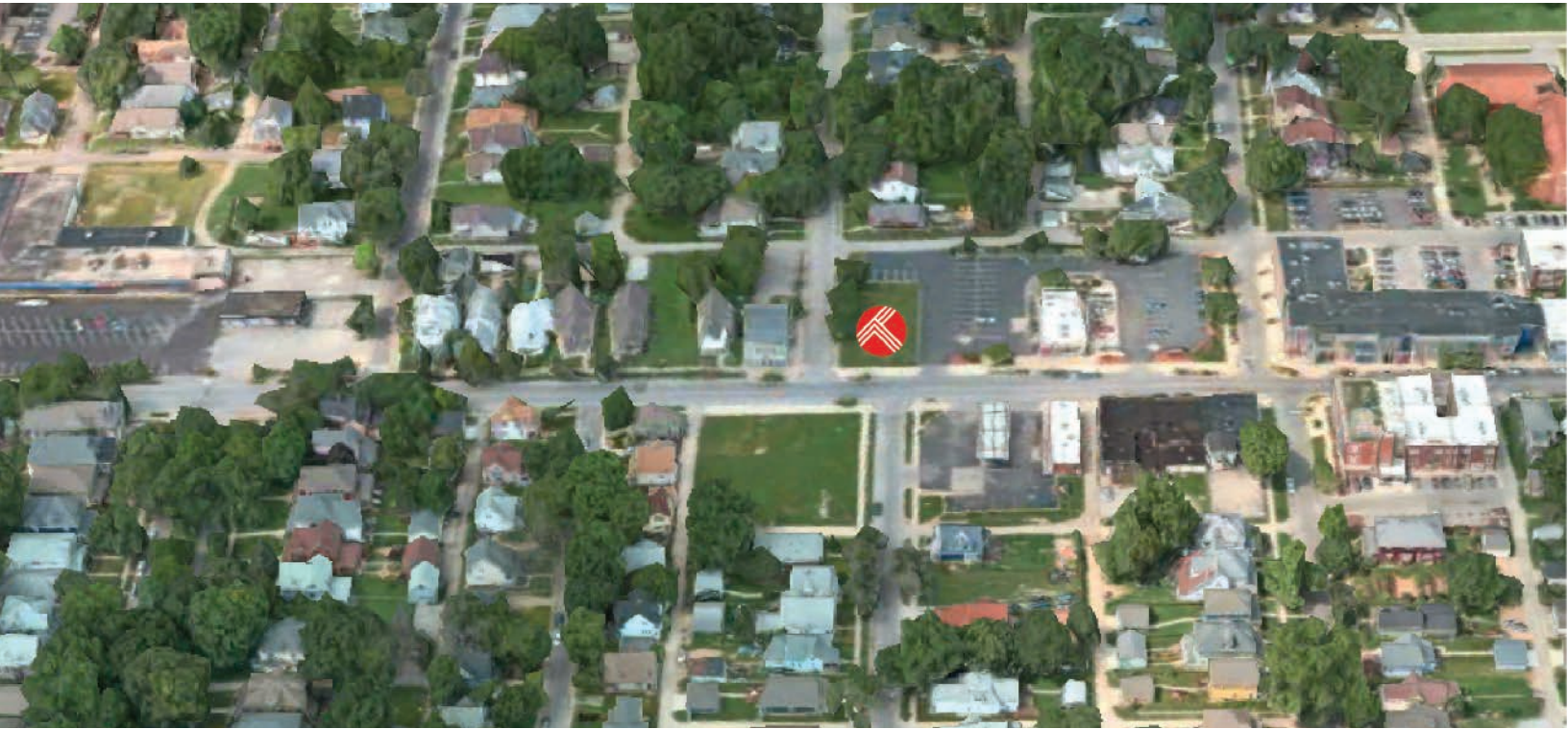




2102 E. 10th St.
Indianapolis, IN 46201
For Lease or Build to Suit



PROPERTY DESCRIPTION

This location is conveniently located just minutes from downtown Indianapolis and is surrounded by great restaurants, shops, and entertainment options. Don't miss out on the opportunity to make this property your own.

OFFERING SUMMARY

Lease Rate:	Contact Broker
Available SF:	0.26 Acres
Lot Size:	0.26 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,742	64,078	130,231
Total Population	14,681	117,883	257,674
Average HH Income	\$35,399	\$49,356	\$49,131

BROKERAGE | MANAGEMENT | DEVELOPMENT

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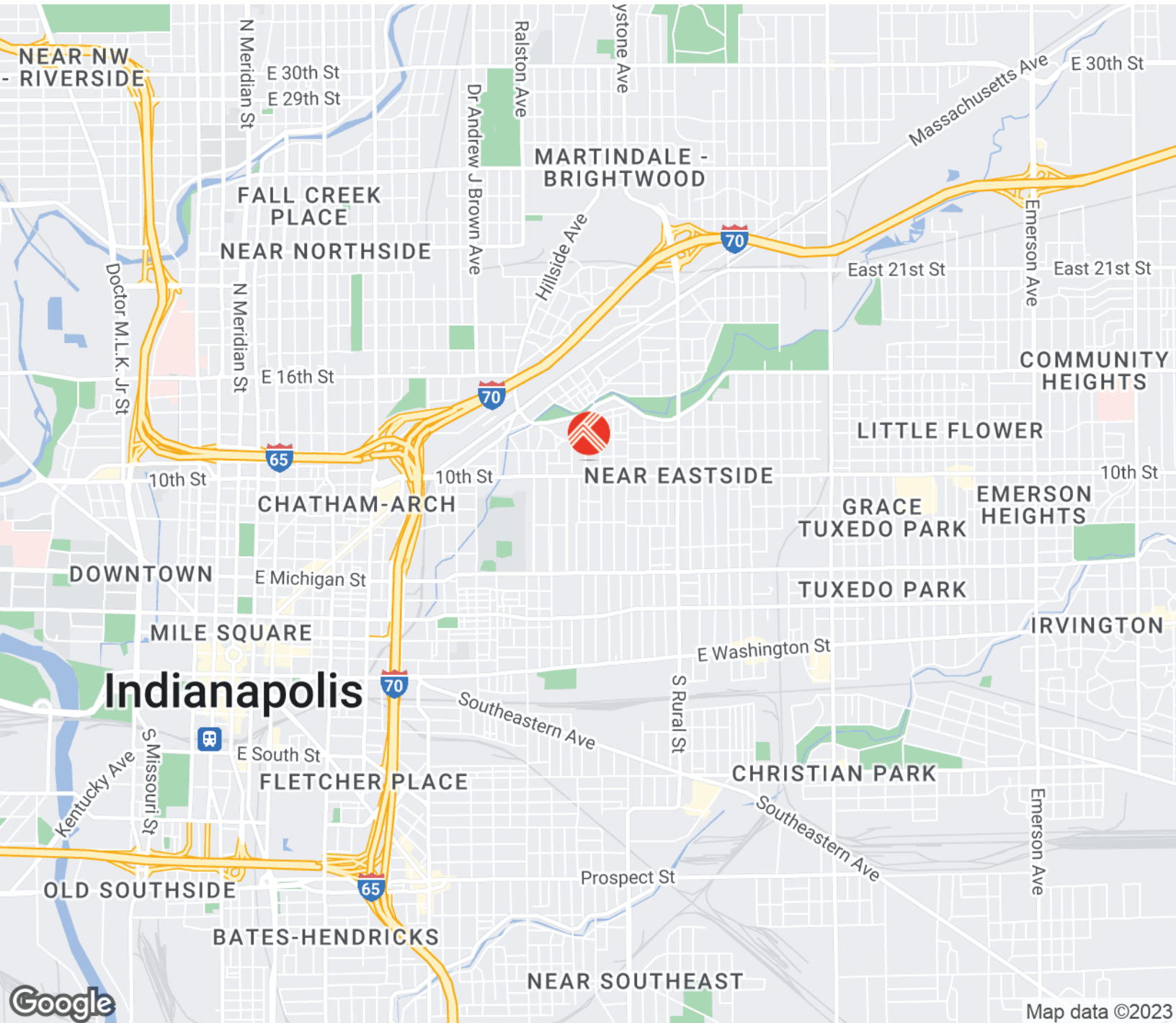
Jeff Marchio • VP, Managing Broker • 317.432.5361 • jeff@tharprealty.com

Crystal Kennard • VP, Brokerage • 317.418.2464 • ckennard@tharprealty.com



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Area Map



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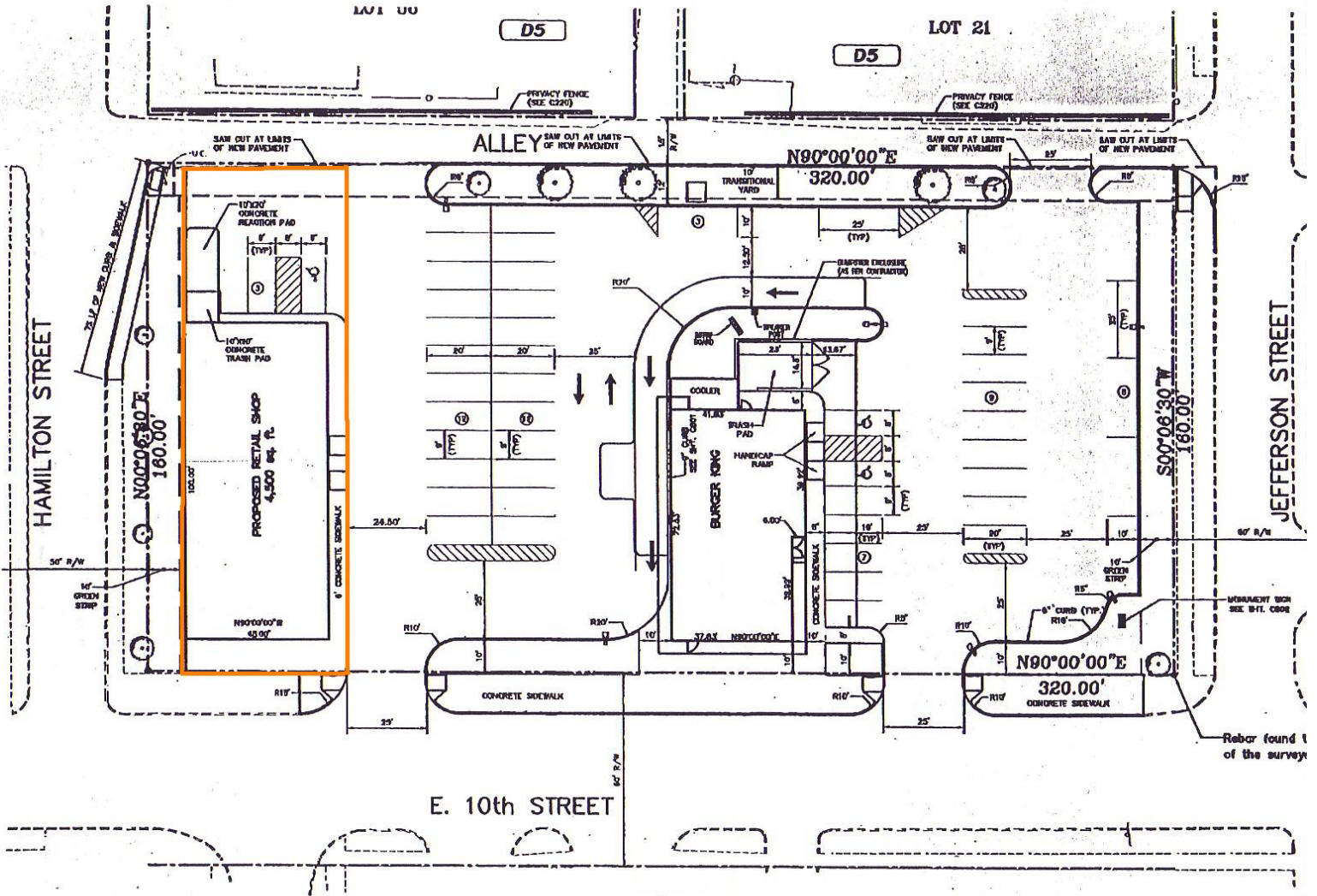
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Potential Site Plan



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Area Retailers



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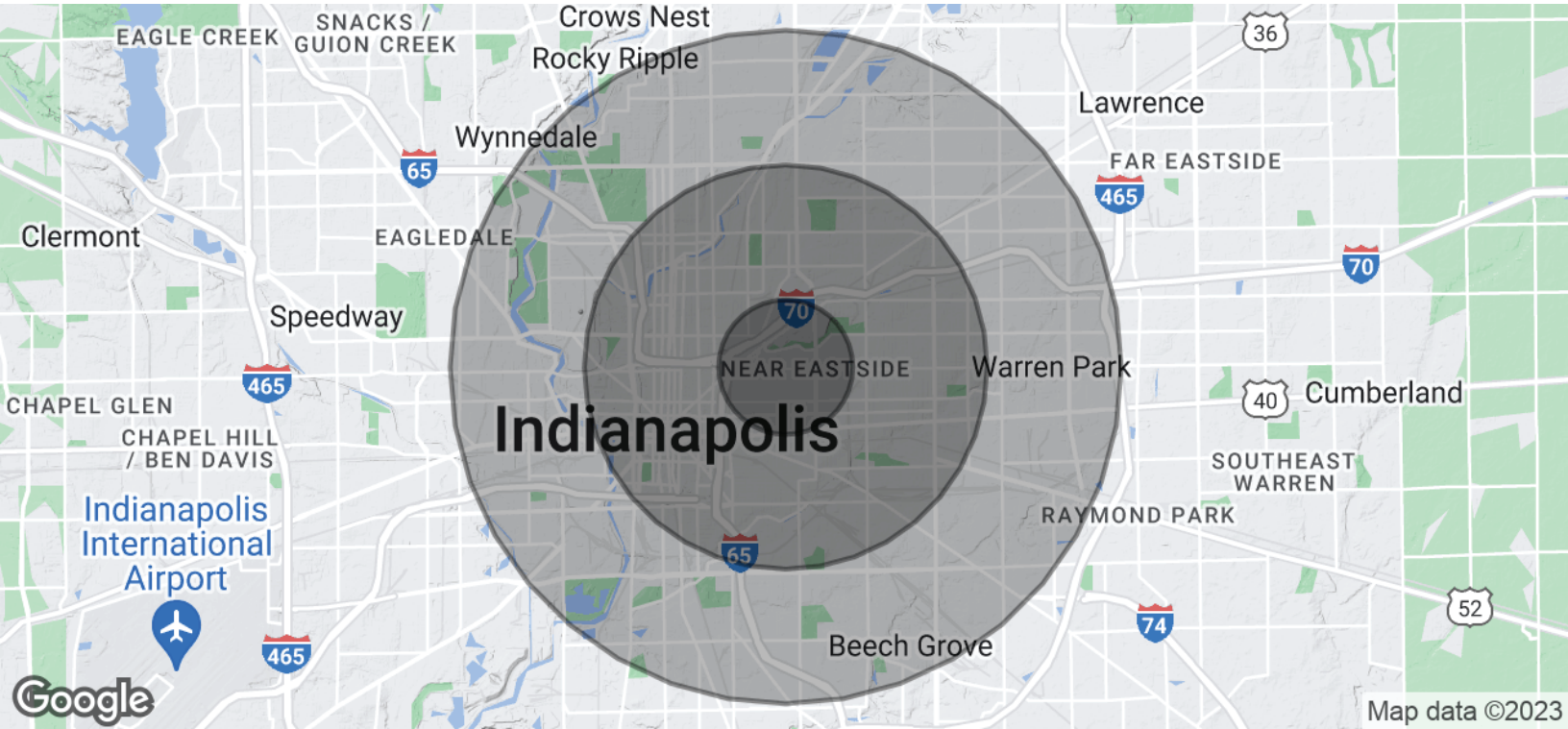
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Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,681	117,883	257,674
Average Age	32.7	34.8	35.2
Average Age (Male)	31.7	33.8	33.9
Average Age (Female)	31.5	35.7	36.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,742	64,078	130,231
# of Persons per HH	1.9	1.8	2.0
Average HH Income	\$35,399	\$49,356	\$49,131
Average House Value	\$122,012	\$162,210	\$139,630

* Demographic data derived from 2020 ACS - US Census

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