



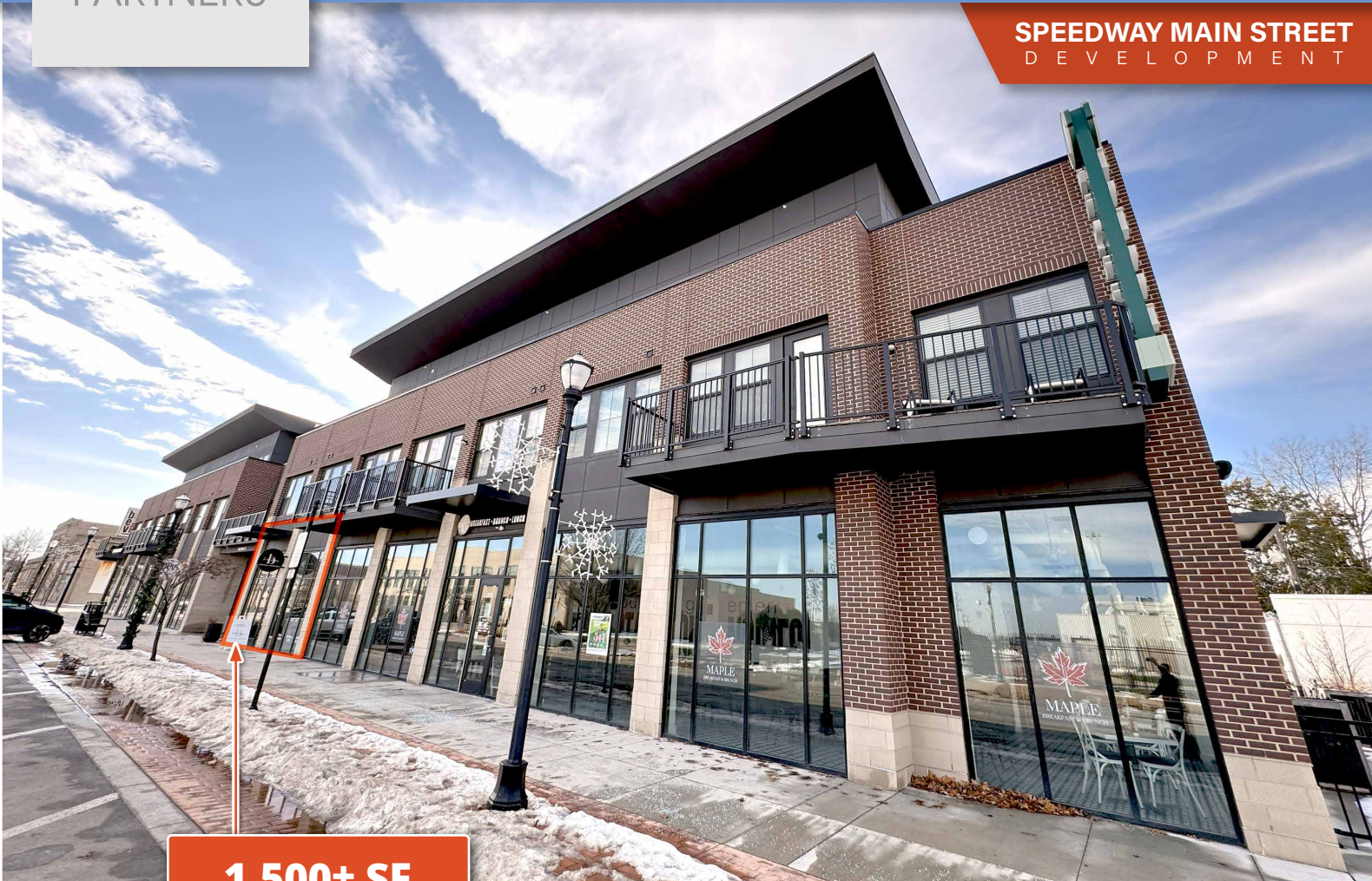
**RELIANT**  
PARTNERS

# 1300 BLOCK BUILDING

## 1,500± SF AVAILABLE | RETAIL/COMMERCIAL SPACE

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

**SPEEDWAY MAIN STREET  
DEVELOPMENT**



**1,500± SF  
SPACE AVAILABLE**



**COMMERCIAL REAL ESTATE**



# 1300 BLOCK BUILDING

## 1,500± SF AVAILABLE | RETAIL/COMMERCIAL SPACE

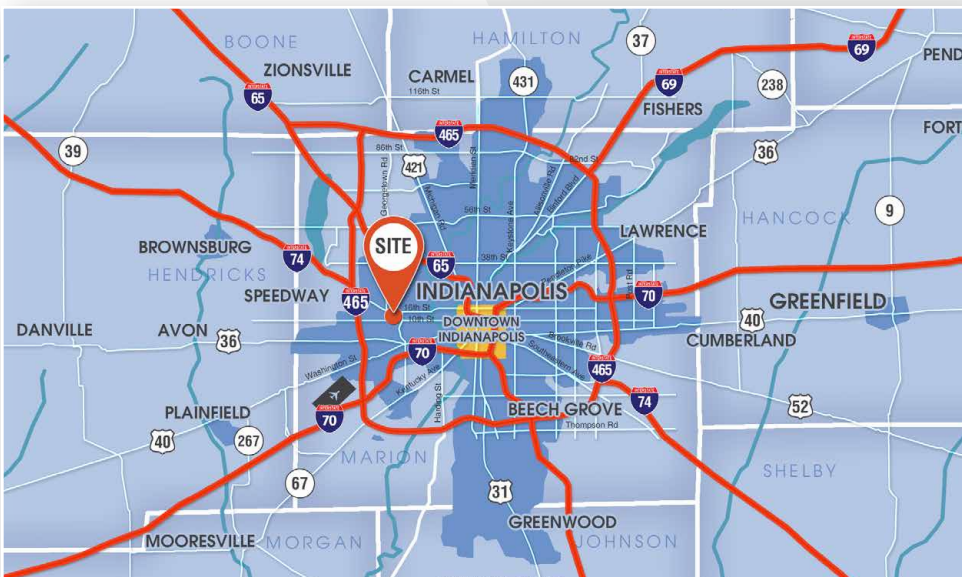
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### SPEEDWAY MAIN STREET DEVELOPMENT

### 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 COMMERCIAL/ RETAIL SPACE:** 1,500± SF AVAILABLE (former boutique)
- Current space has large open showroom area with two dressing rooms, back office, small storage area and restroom.
- Neighboring tenants include Maple Breakfast & Brunch and 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 less than 15 minutes to Indianapolis International Airport.



**FOR INFORMATION,  
PLEASE CONTACT:**

**SCOTT LINDENBERG CCIM // 317.449.9697 // [scott@reliantpartners.us](mailto:scott@reliantpartners.us)**  
**LINDSEY RONDEAU // 317.449.9697 // [lindsey@reliantpartners.us](mailto:lindsey@reliantpartners.us)**

5594 E. 146th Street, Suite 200 // Noblesville, IN 46062 // [reliantpartners.us](http://reliantpartners.us)

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SITE PLAN:



\*SITE PLAN SUBJECT TO CHANGE.

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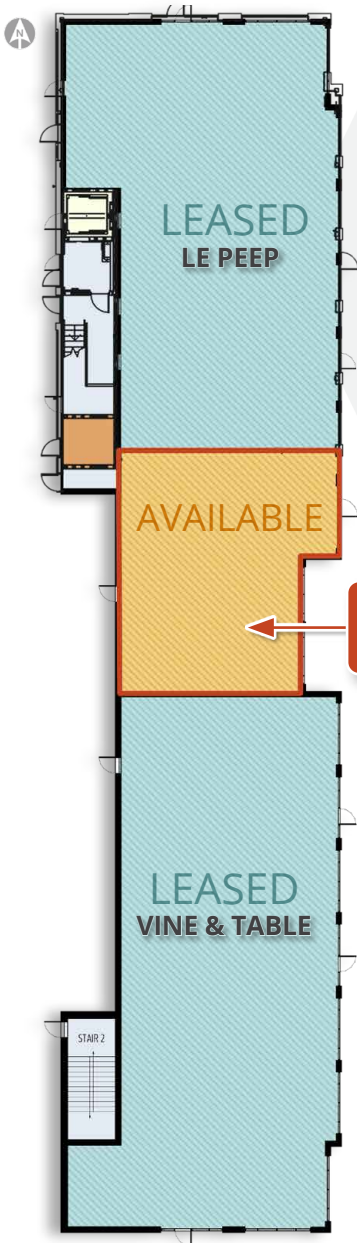
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### SPEEDWAY MAIN STREET DEVELOPMENT

### FIRST, SECOND & THIRD FLOORS:

#### FIRST FLOOR: RETAIL/COMMERCIAL

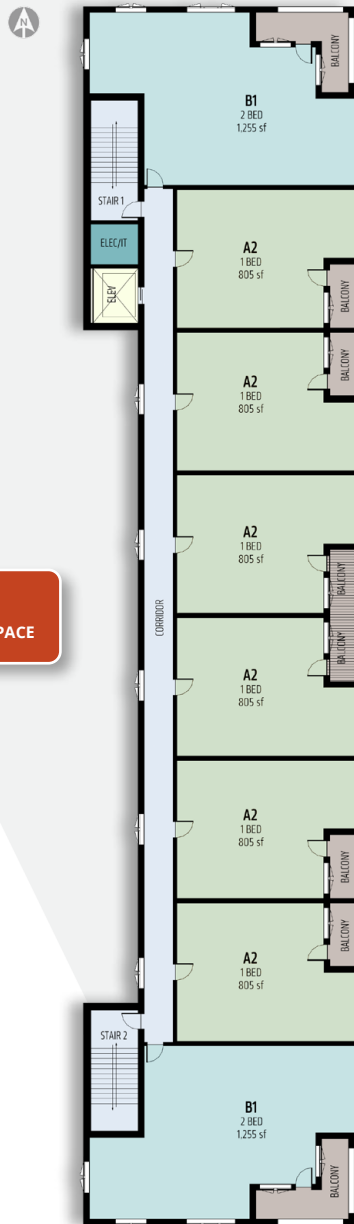
RENTABLE SQUARE FOOTAGE: 8,520 SF  
GROSS SQUARE FOOTAGE: 10,227 SF  
COMMON SPACE (GSF): 1,087



**1,500± SF**  
RETAIL/COMMERCIAL SPACE

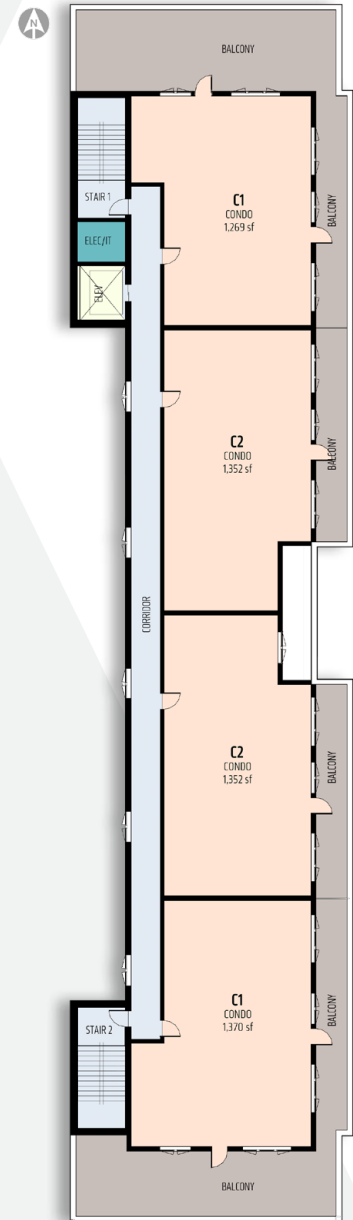
#### SECOND FLOOR: APARTMENTS

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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### SPEEDWAY MAIN STREET DEVELOPMENT

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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