



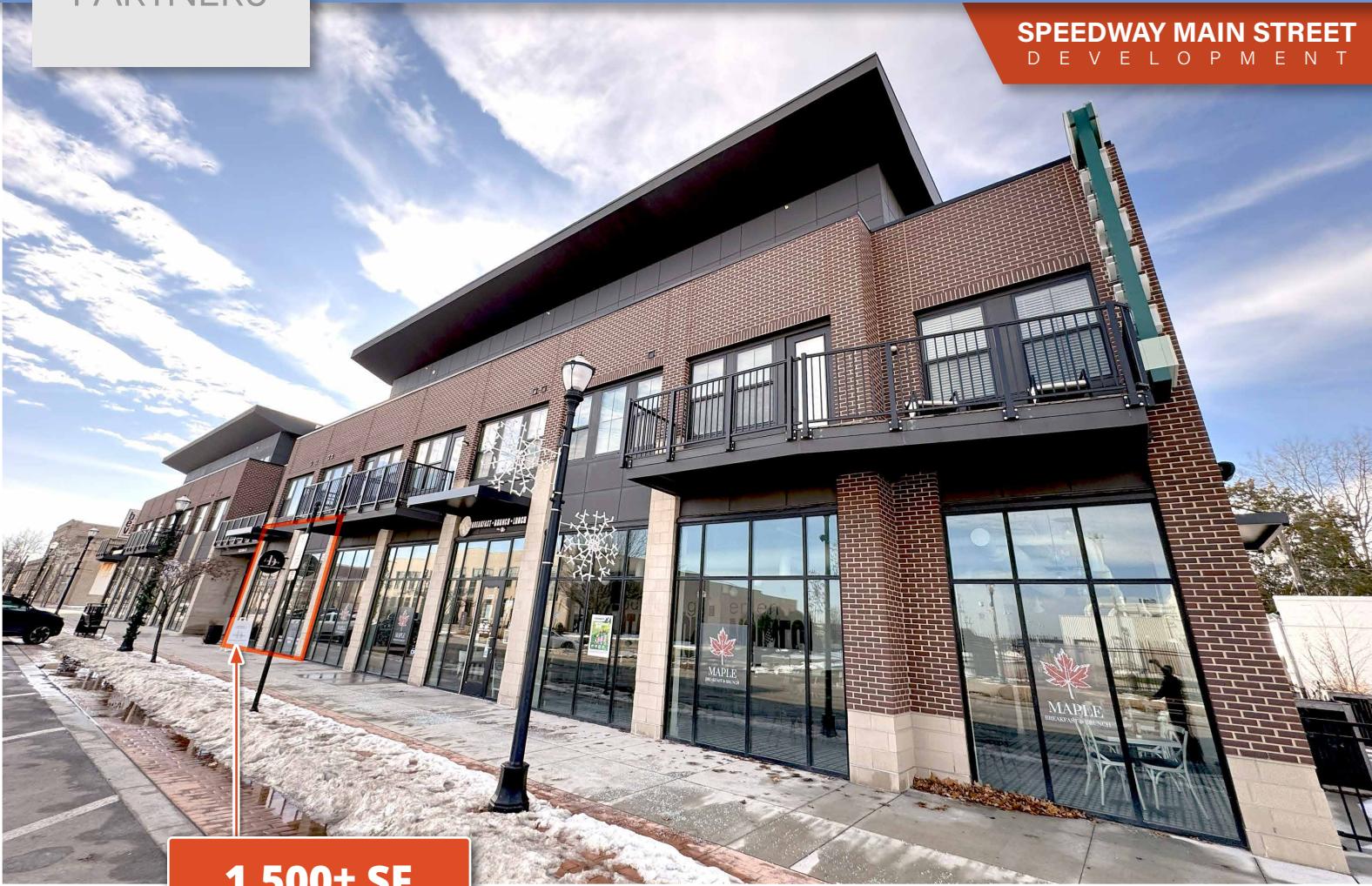
**RELIANT
PARTNERS**

1300 BLOCK BUILDING

1,500± SF AVAILABLE | RETAIL/COMMERCIAL SPACE

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

**SPEEDWAY MAIN STREET
DEVELOPMENT**



COMMERCIAL REAL ESTATE



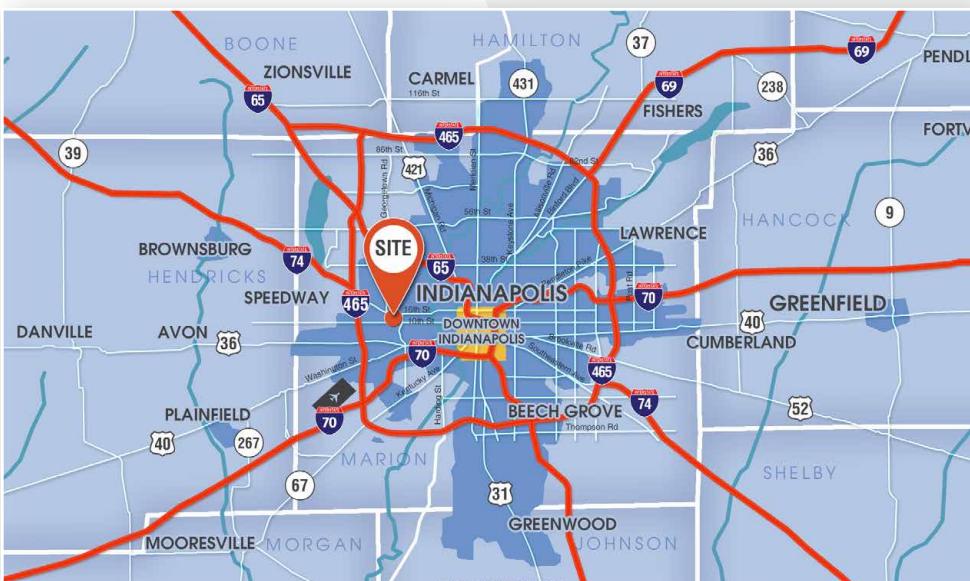
SPEEDWAY MAIN STREET D E V E L O P M E N T

1300 BLOCK BUILDING

1,500± SF AVAILABLE | RETAIL/COMMERCIAL SPACE

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

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
LINDSEY RONDEAU // 317.449.9697 // lindsey@reliantpartners.us

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

No warranty or representation, express or implied, is made as to the accuracy of information contained herein, same is submitted subject to errors, omissions, price change or other conditions, withdrawal notice without and to any specific listing conditions, imposed by our principals.



SPEEDWAY MAIN STREET D E V E L O P M E N T

1300 BLOCK BUILDING

1,500± SF AVAILABLE | RETAIL/COMMERCIAL SPACE

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

SITE PLAN:



*SITE PLAN SUBJECT TO CHANGE.

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 // reliantpartners.us

No warranty or representation, express or implied, is made as to the accuracy of information contained herein, same is submitted subject to errors, omissions, price change or other conditions, withdrawal notice without and to any specific listing conditions, imposed by our principals.



SPEEDWAY MAIN STREET D E V E L O P M E N T

1300 BLOCK BUILDING

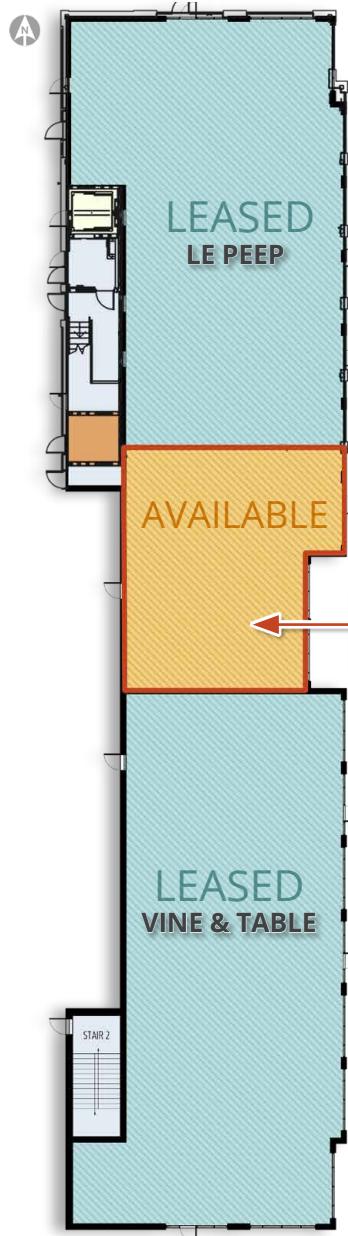
1,500± SF AVAILABLE | RETAIL/COMMERCIAL SPACE

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

FIRST, SECOND & THIRD FLOORS:

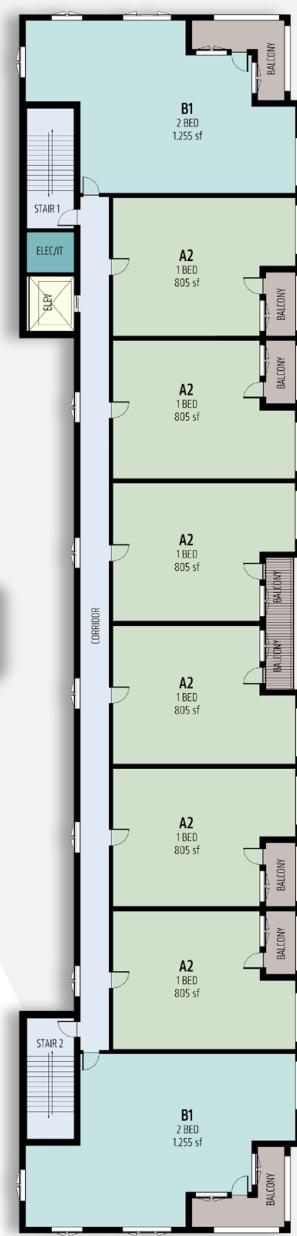
FIRST FLOOR: RETAIL/COMMERCIAL

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



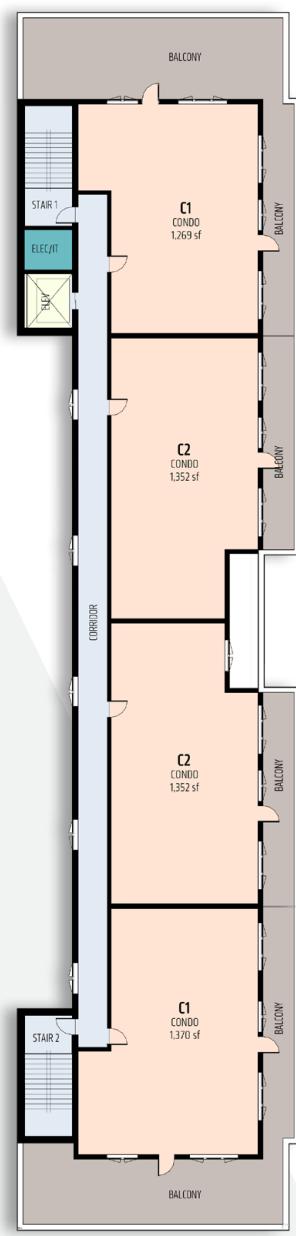
SECOND FLOOR: APARTMENTS

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



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 // reliantpartners.us

*PROPOSED FLOOR PLAN; SUBJECT TO CHANGE.

No warranty or representation, express or implied, is made as to the accuracy of information contained herein, same is submitted subject to errors, omissions, price change or other conditions, withdrawal notice without and to any specific listing conditions, imposed by our principals.



1300 BLOCK BUILDING

1,500± SF AVAILABLE | RETAIL/COMMERCIAL SPACE

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

SPEEDWAY MAIN STREET D E V E L O P M E N T

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

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 // reliantpartners.us

No warranty or representation, express or implied, is made as to the accuracy of information contained herein, same is submitted subject to errors, omissions, price change or other conditions, withdrawal notice without and to any specific listing conditions, imposed by our principals.