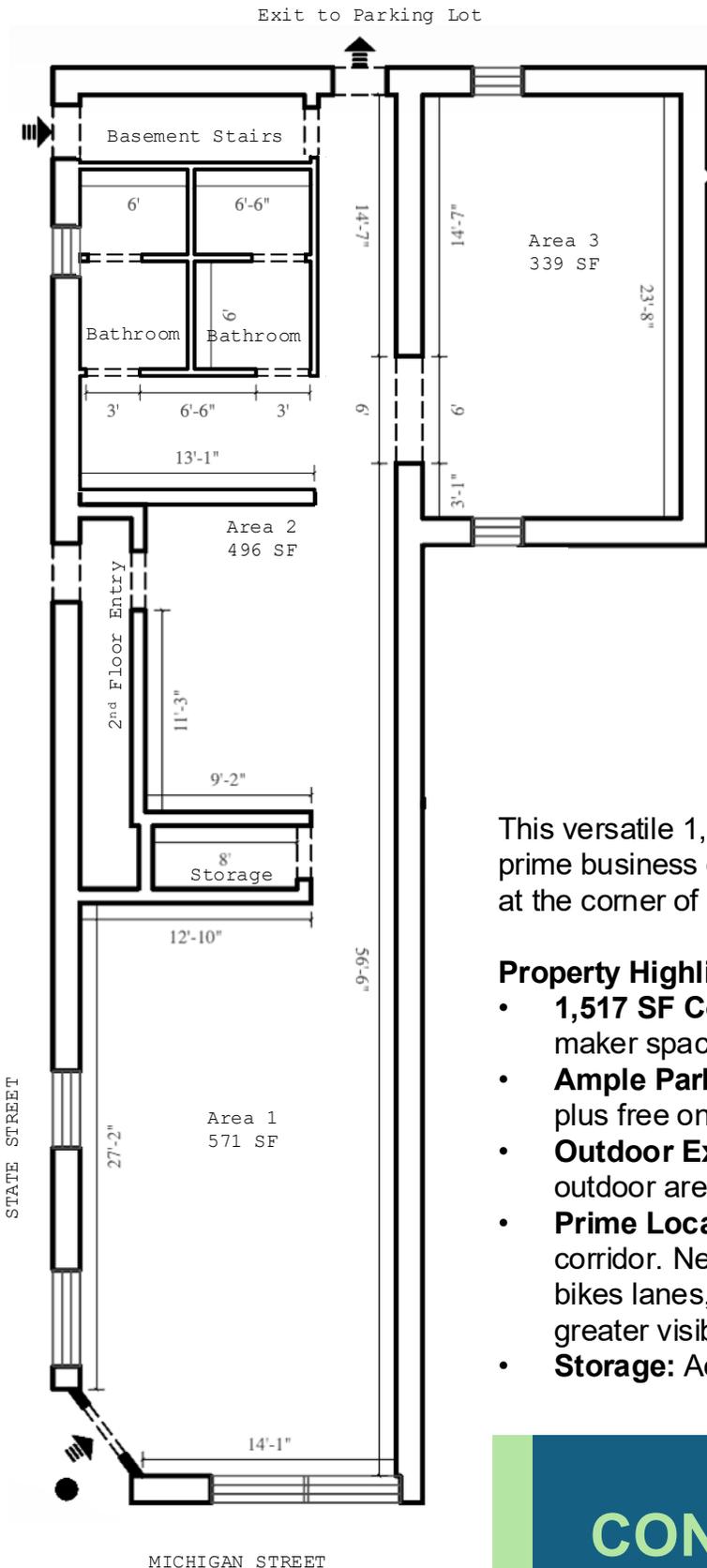


# RETAIL SPACE FOR LEASE

1641 Michigan St. | Indianapolis, IN



This versatile 1,517 SF first-floor commercial space provides a prime business opportunity in the vibrant Holy Cross neighborhood at the corner of State and Michigan Street.

## Property Highlights:

- **1,517 SF Commercial Space:** Perfect for coffee shop, artisan maker space, salon, or office use.
- **Ample Parking:** Rear parking lot for employees and customers, plus free on-street parking.
- **Outdoor Expansion Potential:** Option to add a patio or outdoor area on the adjacent lot.
- **Prime Location:** 3 minutes from Downtown on emerging retail corridor. New Michigan Street infrastructure including sidewalks, bikes lanes, and conversion from one to two-way traffic brings greater visibility and access.
- **Storage:** Access to basement and shed storage available.

## CONTACT

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317.418.8170

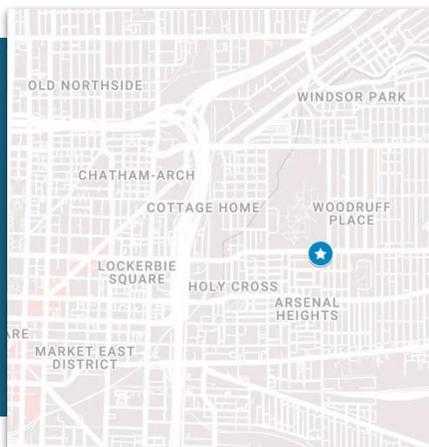
# RETAIL SPACE FOR LEASE

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## Space Features:

- 1,517 SF
- 14' Ceilings
- 2 bathrooms
- L-shaped floorplan allows for easy division between uses
- 2 dedicated entrances
- Full build-out required, tenant improvements negotiable
- Façade improvements anticipated



## BUSINESSES WITHIN 1/2 MILE:

- La Parada
- Beholder
- Mayfair Taproom
- King Dough
- Yazsh Bistro & Café
- Gravesco Ceramics
- State Street Pub
- Luna + Co Beauty
- Taylor's Salon

## CONTACT

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