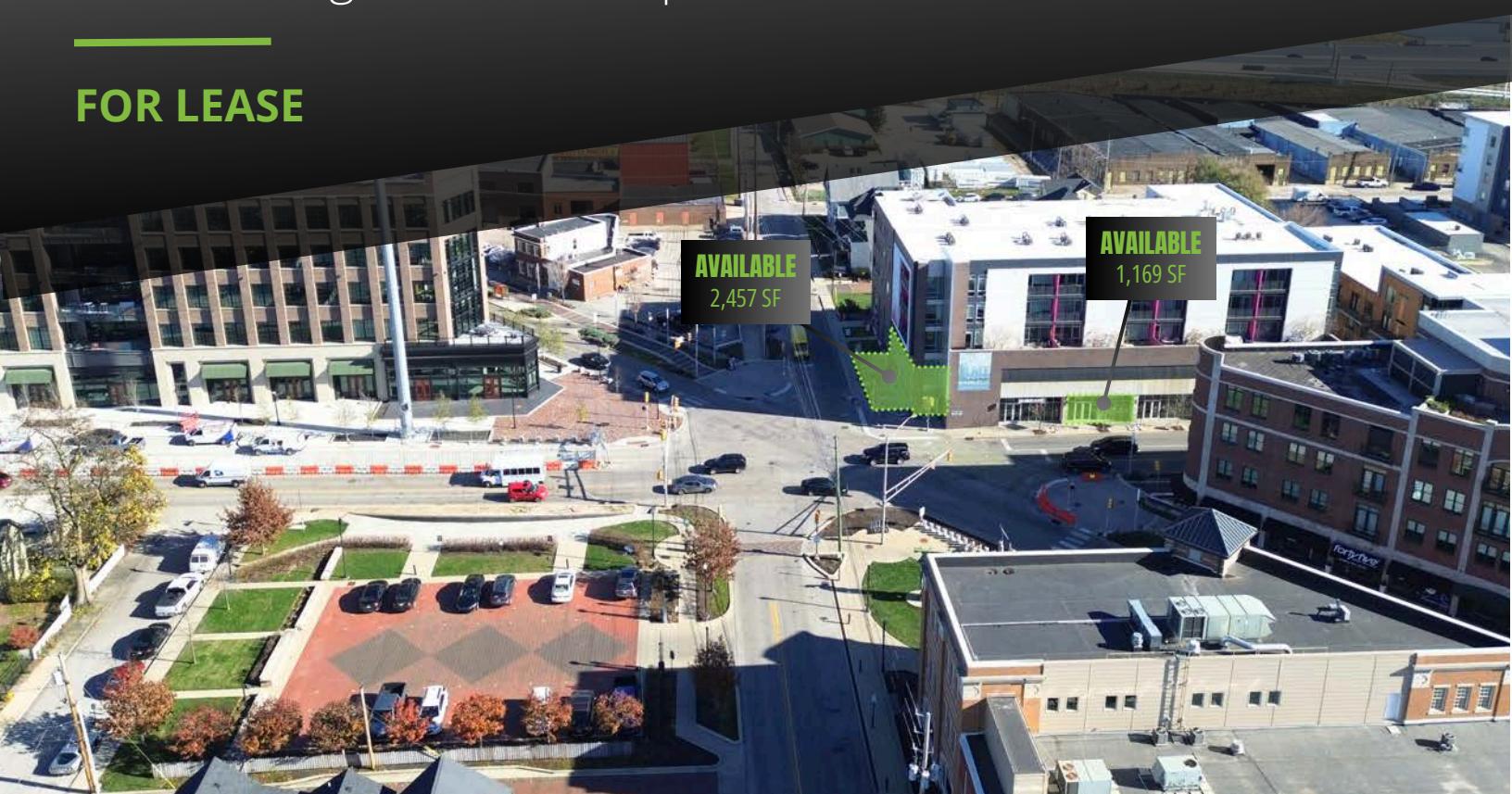


Seven Forty Seven

747 N College Ave, Indianapolis, IN 46202

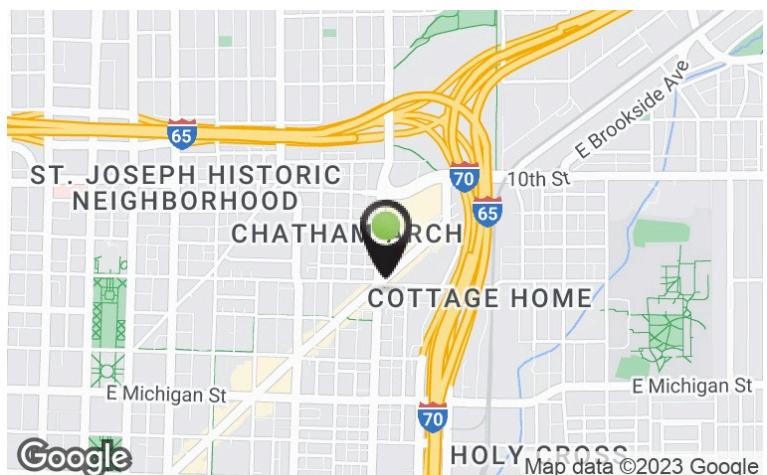
FOR LEASE



End Cap & In-line Retail
2,457 & 1,169 SF

PROPERTY DESCRIPTION

747 N College Avenue is a premier commercial property located in the heart of Downtown Indianapolis, offering **two prime retail spaces** for lease. Positioned at the bustling intersection of Mass Ave and College Avenue, the property is adjacent to the Bottleworks District, one of Indianapolis' most vibrant entertainment and retail destinations. These spaces provide an unparalleled opportunity for businesses seeking high visibility and foot traffic in a dynamic urban setting. The **end cap space** features 1,200 square feet of patio space, perfect for restaurants, cafés, or retailers looking to enhance their presence with outdoor seating or displays.



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	13,990	59,530	127,567
Total Population	23,998	124,829	279,199
Average HH Income	\$118,837	\$83,486	\$80,261

[VIEW WEBSITE](#)

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ALO Property Group
9075 N Meridian St, Suite 175
Indianapolis, IN 46260
www.ALOPG.com



Seven Forty Seven

747 N College Ave, Indianapolis, IN 46202



LEASE DESCRIPTION

Two prime retail spaces available for lease at 747 N College Avenue in Downtown Indianapolis.

Positioned at the intersection of Mass Ave & College Avenue, **adjacent to the Bottleworks District**, these spaces offer unmatched foot traffic, high visibility, and access to one of Indianapolis' most vibrant urban neighborhoods.

Property Details	
Building Name	747 N College Ave
Property Type	Street Retail
Year Built	2017
Number of Floors	5
Total Retail Square Footage	9,000 sf
Avg Household Income	\$118,837 / 1-mile
Daytime Businesses	10,117 / 2-mile
Daytime Employees	150,181 / 2-mile
Vehicles Per Day	26,760

Seven Forty Seven

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BOTTLEWORKS
DISTRICT

Eat & Drink:

- Modita
- Sundry & Vice
- Blue Collar Coffee
- Please & Thank You Coffee
- The Garage Food Hall
- The Fountain Room
- Bohdi
- Fernando's

Shop & Services:

- Good Neighbor
- The W Nail Bar
- Woodhouse Day Spa
- YogaSix
- Drybar
- Stretch Lab
- Pedego
- Laser Away
- Penn & Beech Candle Co.

Office:

- @Properties
- High Alpha
- First American Title
- Lumina Foundation
- Forvis Mazars
- Bellefontaine Office Suites
- Insight Global
- Fairbanks Foundation
- Indiana Members Credit Union

Entertainment:

- Pins Mechanical
- Living Room Theaters
- Sandbox VR

Lodging:

- Bottleworks Hotel



AVAILABLE SPACES

SUITE B (End Cap): 2,457 SF –

A highly desirable corner space featuring 1,200 SF of patio space, perfect for a restaurant, cafe, or retail concept looking to maximize visibility and outdoor engagement.

SUITE D: 1,169 SF –

Ideal for boutique retail or service-oriented businesses.



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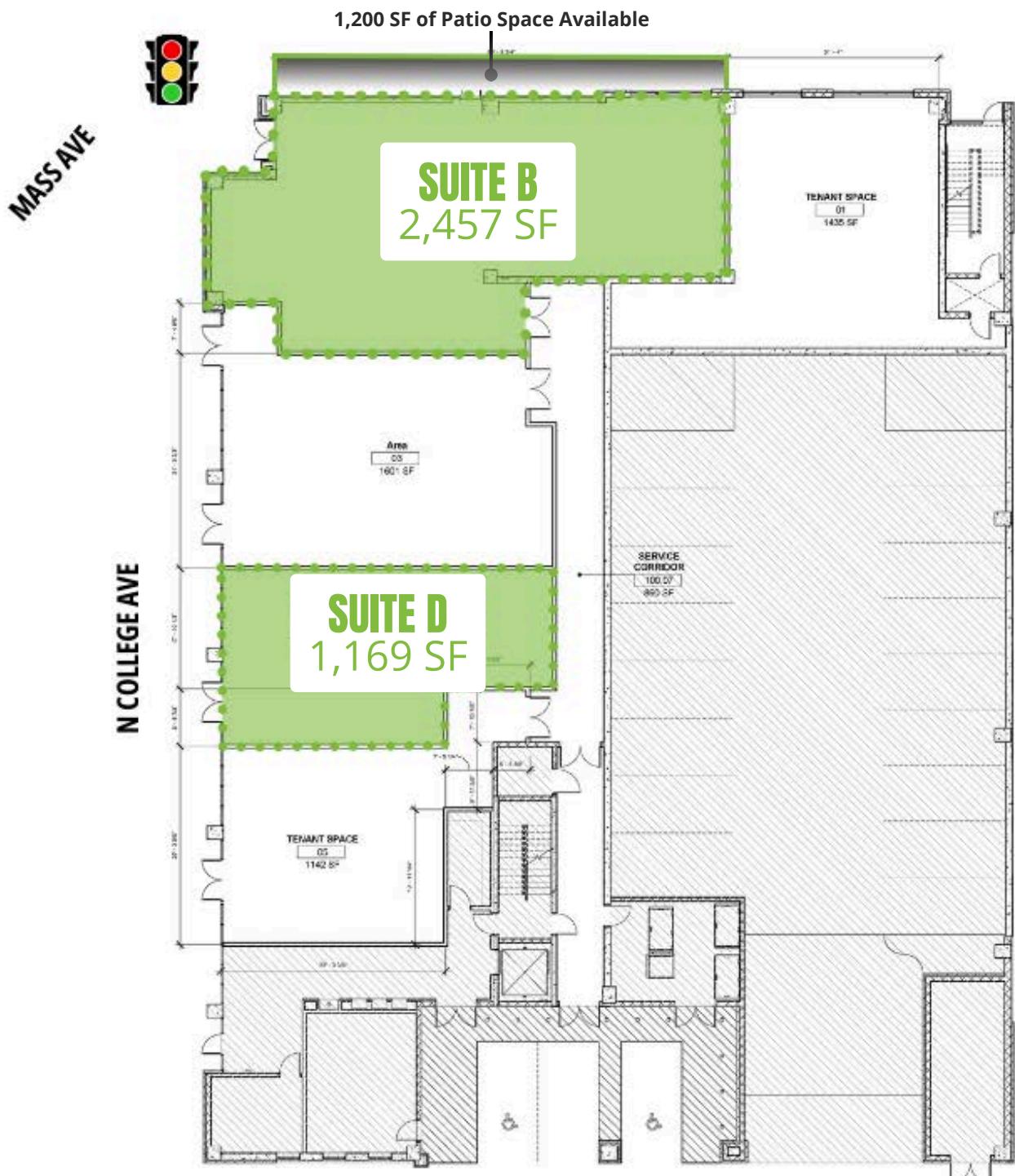
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SITE PLAN



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PRIME LOCATION



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EXTERIOR PHOTOS



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AERIAL RETAIL MAP



[VIEW DRONE VIDEO](#)

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