

# Seven Forty Seven

747 N College Ave, Indianapolis, IN 46202

**FOR LEASE**



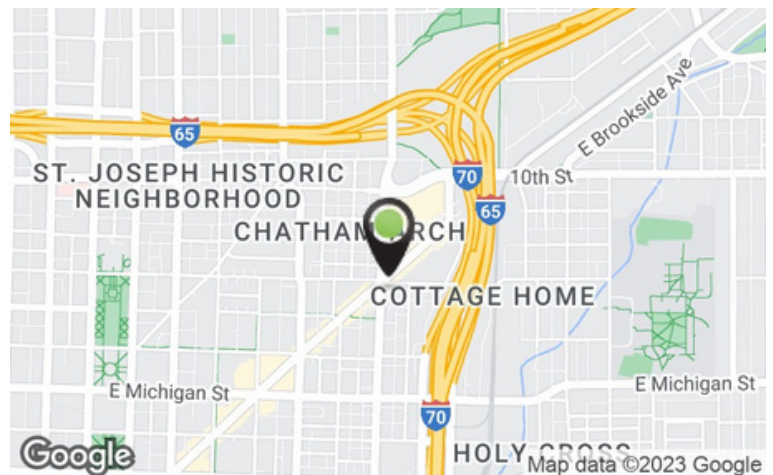
## Retail Opportunity

1,169 SF

### PROPERTY HIGHLIGHTS

- 1,169 SF of prime retail space on the Indianapolis Cultural Trail
- High visibility with excellent foot traffic in a vibrant neighborhood
- Located in the heart of the Mass Ave neighborhood, adjacent to the new Bottleworks District
- Convenient access to public transportation and nearby parking

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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

**Gary Perel**  
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**ALO Property Group**  
9075 N Meridian St, Suite 175  
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## LEASE DESCRIPTION

Introducing a prime opportunity to establish your business in the heart of Indianapolis, Indiana. This **1,169 square-foot** commercial retail space sits at the intersection of bustling Mass Ave and the lively Bottleworks District, offering a versatile setting for various business venture.

### 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

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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



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