

# 240 E 22ND STREET

Indianapolis, IN 46202



PRIME SPACE AVAILABLE FOR LEASE

## PROPERTY HIGHLIGHTS

Standalone ±1,080 SF Building for Lease

Zoned MU-2 — Ideal for retail, boutique office, or small-format restaurant

Flexible Floorplan; Blank Canvas Ready for Tenant Improvements

±15 dedicated on-site parking stalls, with ample street parking nearby

Pylon signage available

Great Visibility and Walkable Surroundings

PLEASE CONTACT FOR MORE INFORMATION

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 **ZINKAN ENTERPRISES**

\*Information deemed reliable but not guaranteed

# AERIAL MAP

Prime Space Available For Lease



## DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	13,986	110,519	284,478
Households	6,585	48,941	121,865
Avg. HH Income	\$98,761	\$84,689	\$80,554
Average Age	36	36	37
Daytime Population (Employees)	30,386	137,280	300,192

\*All demographic figures are based on 2023 estimates.

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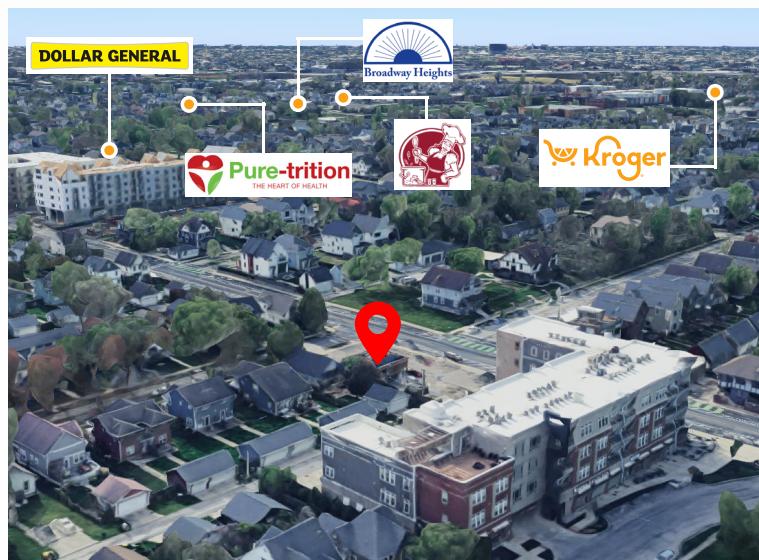
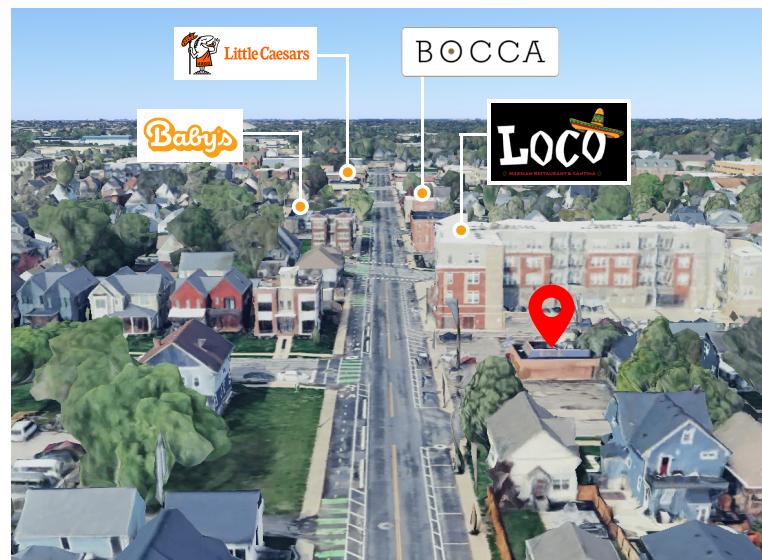
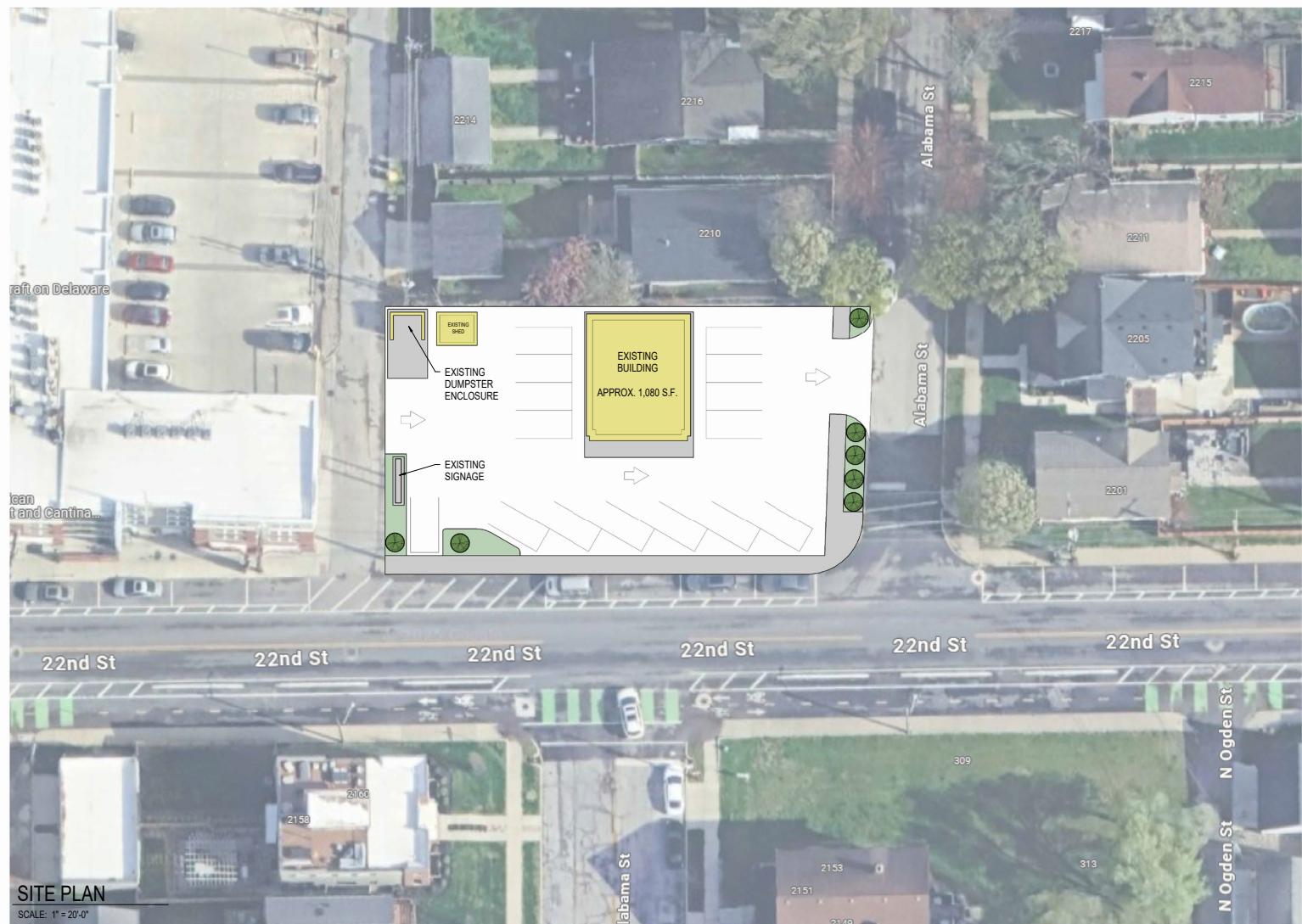
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# SITE PLAN & AERIAL VIEW

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