

CityWay

229 S. Delaware St., Indianapolis, IN 46204

Mixed-Use Development - For Lease



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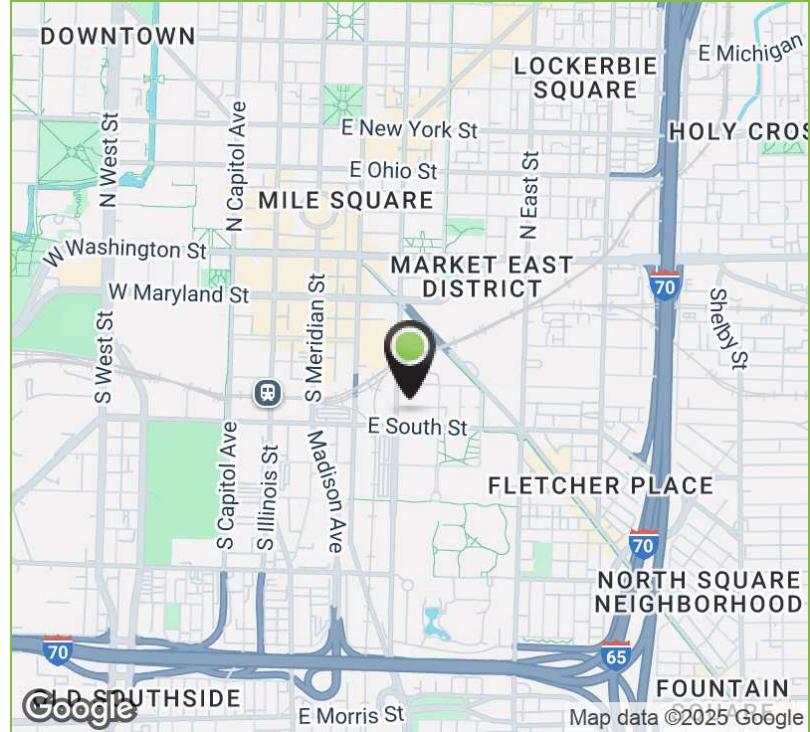
ALO Property Group
9075 N. Meridian St., Ste. 175
Indianapolis, IN 46260
O: 317.853.7500
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Executive Summary



Lease Rate

NEGOTIABLE

OFFERING SUMMARY

Building Size:	44,000 SF
Available SF:	1,590 SF
Contiguous SF:	4,207 SF
Market:	Near-Southside

PROPERTY HIGHLIGHTS

- Exciting new mixed-use development in the southeast quadrant of the Central Business District of Indianapolis
- Nearly 100,000 employees within 1 mile
- Over 22,000 employees at 4 neighboring corporate campuses
- Great outdoor interactive space
- Part of Indianapolis' One-Mile Square Central Business District



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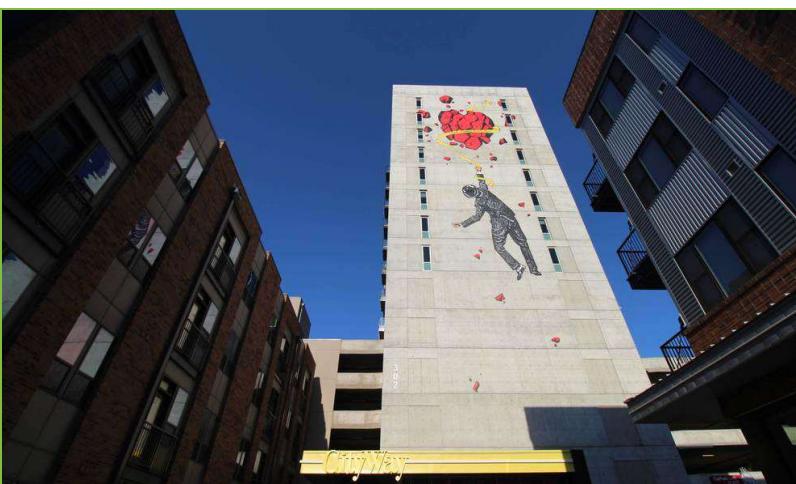
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Property Description



PROPERTY DESCRIPTION

The site is designed to connect surrounding neighborhoods, districts and the various corporate campuses. Extensive planning and design, combined with an ideal location will make navigating this new community effortless and enjoyable. The primary focus is to establish connective corridors between the development and adjacent properties. East/West connections along South Street to the Warehouse District, connections north to downtown Indianapolis, a linkage to the Indy Cultural Trail and the new Julia M. Carson Transit Center allow this site to remain a prominent location and will encourage additional development.

LOCATION DESCRIPTION

CityWay is an exciting downtown mixed-use community—a transformative development featuring a world-class business hotel, luxury apartments, restaurants, office space, an entertainment venue, retail shops, and a flagship, state-of-the-art YMCA. The project also includes ample parking, road improvements, urban green areas and a public art component and serves as a much-needed link between neighborhoods and businesses on the city's Near-Southside and the core of downtown Indianapolis.

PROPERTY OVERVIEW

CityWay recently completed its second phase, CityWay 2.0, adding 5 acres to the mixed-use development. Now CityWay has an additional 29,000 SF of retail, 5,400 SF of amenity space, 10,000 SF of office space and 450 additional apartments.

THE COMMUNITY

This entire development has been curated like a museum. Careful consideration went into everything in CityWay, from the unique graffiti throughout the property to the ease of navigating your way around the property to the art of living, working and playing all in the same neighborhood. CityWay is one of Indy's first mixed-use developments that has everything to offer; luxurious apartments, a posh hotel, several restaurants and bars, unique retail and a YMCA.

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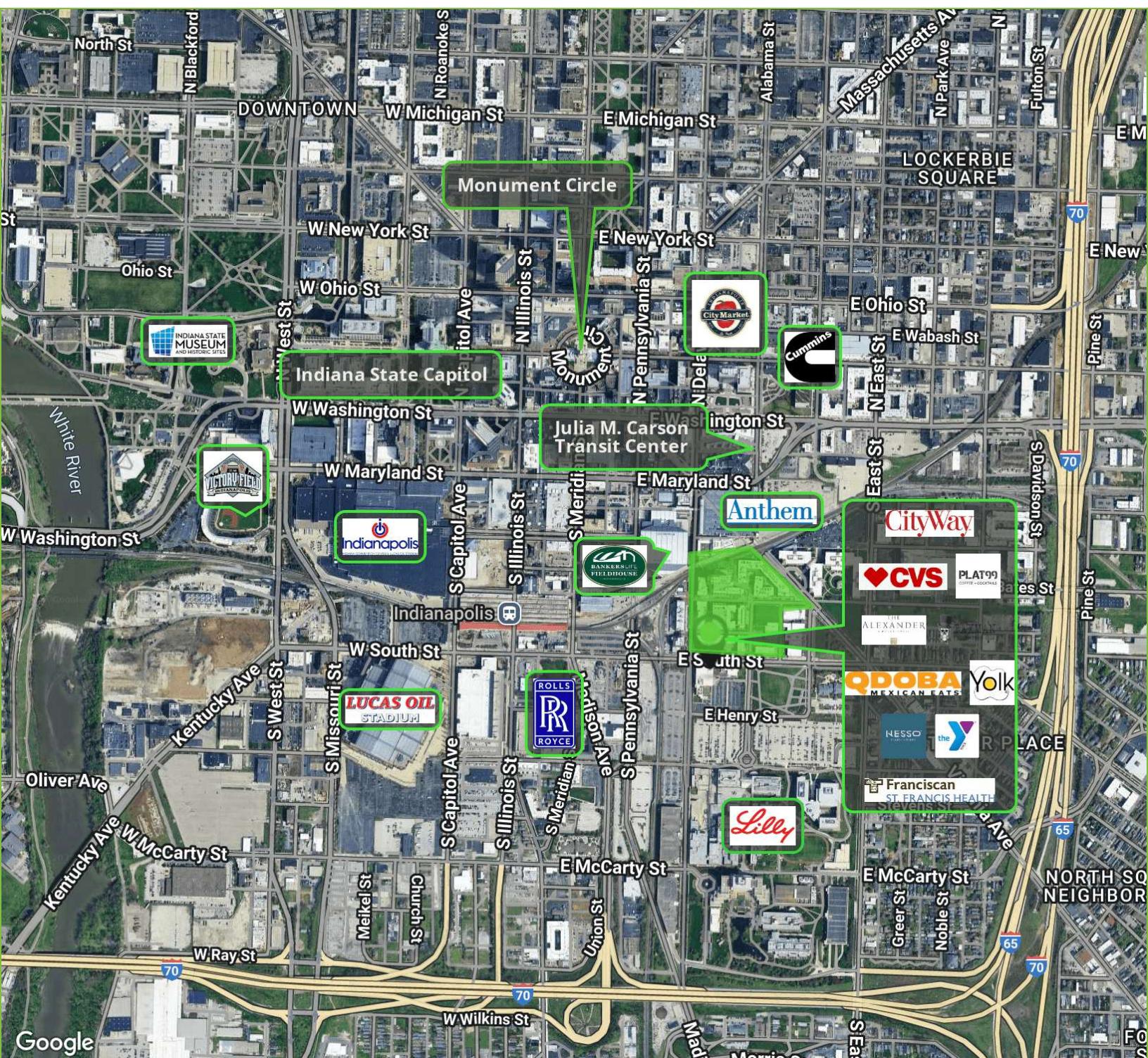
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Retailer Map



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Site Plan

(Not to Scale)

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Aerial & Demos



POPULATION	1 MILE	3 MILES	5 MILES
2024 Forecast	21,266	133,169	294,146
2019 Estimate	19,532	125,833	281,820
2010 Census	11,394	94,234	233,382
Growth (2019-2024)	8.88%	5.83%	4.37%
Growth (2010-2019)	71.42%	33.53%	20.75%
Median Age	35	34	34
Median Age in '24	38	36	36
Employment	96,801	197,525	253,378
Buying Power '19	\$542M	\$1.7B	\$3.9B
Buying Power '24	\$610M	\$1.9B	\$4.2B
Est Pop Density '19	4,531 psm	3,588 psm	3,138 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi



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Demographics

HOUSING	1 MILE	3 MILES	5 MILES
Median Home Value	\$269,696	\$82,948	\$80,987
Median Year Built	2006	1949	1950
Owner Occupied	2,468	19,551	51,437
Renter Occupied	7,484	32,987	63,060
Owner/Renter Occupied	25%/75%	37%/63%	45%/55%

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households 2024	11,016	55,863	119,738
Total HH 2019 Estimate	9,952	52,528	114,498
Total HH 2010 Census	4,848	37,881	93,587
Growth (2019-2024)	10.69%	6.35%	4.58%
Growth (2010-2019)	106.3%	38.67%	22.34%
# of Persons per HH	2.5	2.4	2.5
Average HH Income 2024	\$81,236	\$52,499	\$49,817
Average HH Income 2019	\$79,785	\$51,247	\$48,788
Median HH Income 2024	\$55,372	\$33,767	\$34,536
Median HH Income 2019	\$54,463	\$32,879	\$33,848
% High Income (>\$75k)	33%	19%	18%



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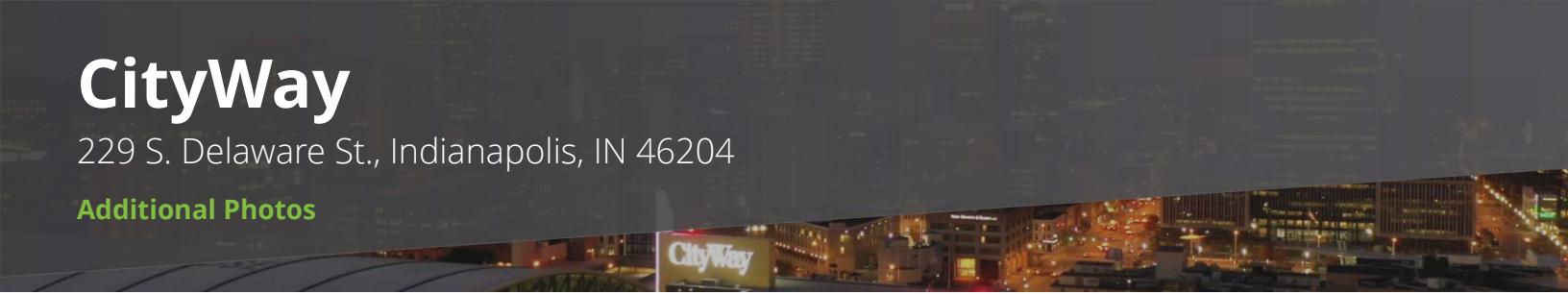
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Additional Photos



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