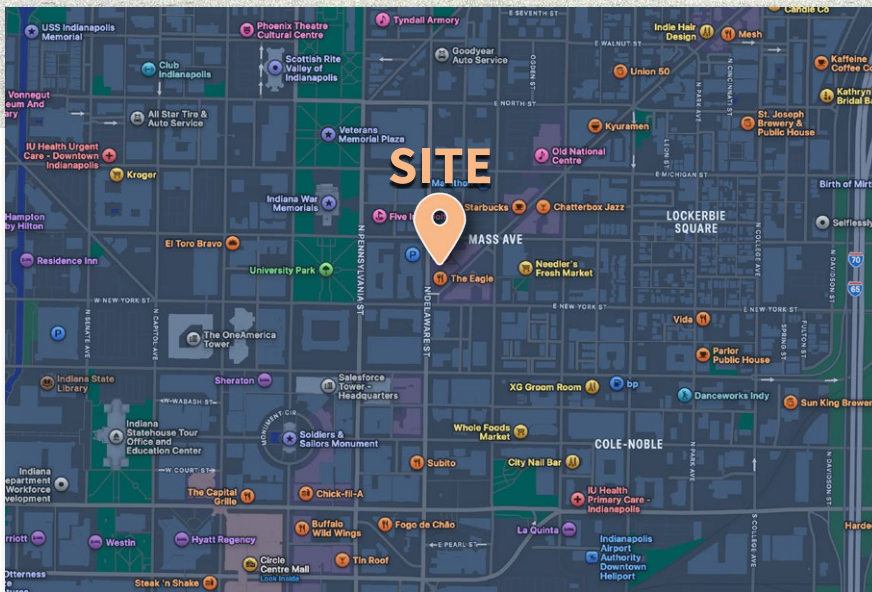





325 N Delaware St, Indianapolis, IN



HIGHLIGHTS:

-  Price: \$695,000
-  Prime freestanding location at the South end of Mass Ave
-  Zoned CBD2 for retail, office, medical, restaurant or bar

DOWNTOWN RETAIL/OFFICE SPACE

3,527 SF FOR SALE



PROPERTY & LOCATION:

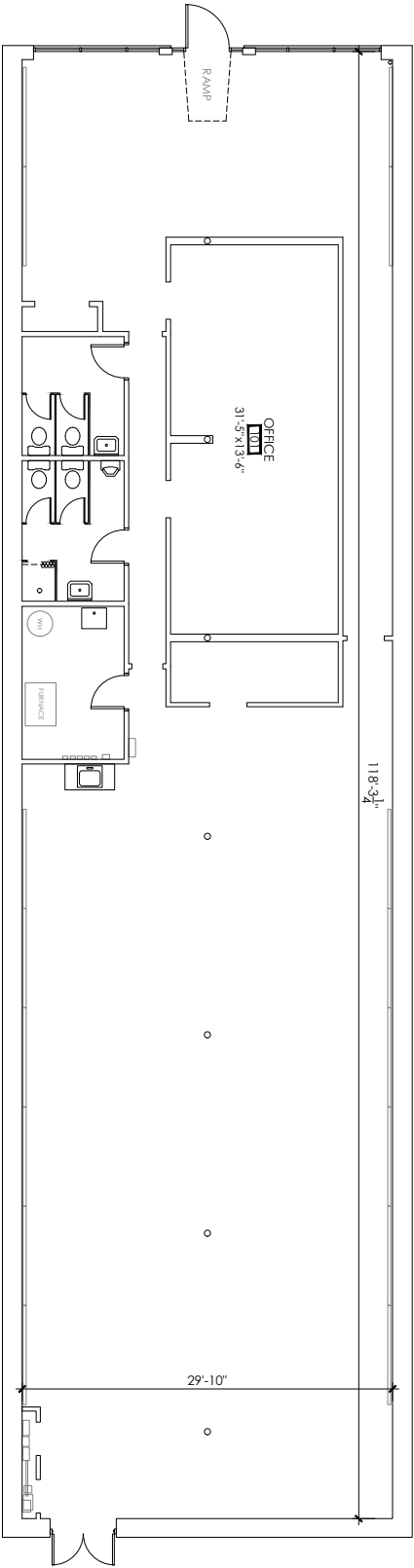
- ▲ 3,527 SF - Currently configured as an office, the space offers an open layout
- ▲ Located just steps from Mass Ave, Bottleworks District, and the Indianapolis Cultural Trail—this site sits in the heart of one of downtown's most dynamic and walkable neighborhoods
- ▲ Close proximity to interstate access and public transportation
- ▲ Ample street parking surrounding the property and nearby parking garages and lots
- ▲ Perfect opportunity for owner/user, investor or developer

DOWNTOWN RETAIL/OFFICE SPACE

3,527 SF FOR SALE



Site Plan | +/- 3,500 SF



Entrance from Delaware St

DOWNTOWN RETAIL/OFFICE SPACE 3,527 SF FOR SALE



 : Street Parking

DEMOGRAPHICS	1 MILE	2 MILE	3 MILE
Population:	23,299	61,264	122,317
Businesses:	4,326	6,883	9,280
Employees:	77,574	111,523	134,317
Avg. HH Income:	\$124,299	\$104,972	\$86,782

CONTACT:

Lily Smith | 317-506-5652 | Lsmith@assemblerealestate.com

