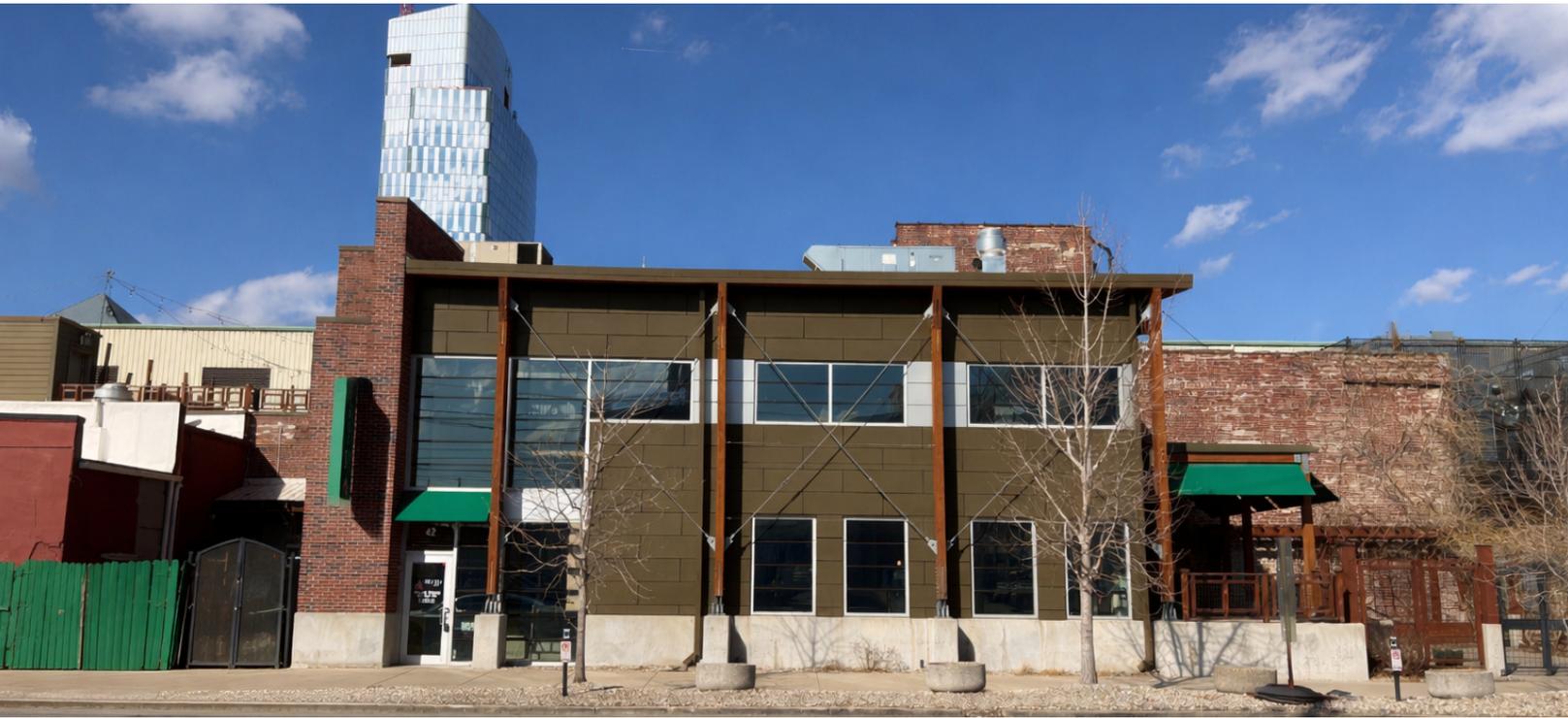


FOR SALE: PREMIER MIXED-USE BUILDING

42 West South Street - Indianapolis, IN 46225 (Downtown Indianapolis)



MIDLAND ATLANTIC
PROPERTIES



PROPERTY OVERVIEW

Rare Turnkey Restaurant Opportunity for Sale in Downtown Indianapolis Steps Away From Lucas Oil Stadium

PROPERTY HIGHLIGHTS

- Sale Price: \$2,100,000
- 11,864 SF Across 3 Stories Plus a 720 SF Rooftop Patio
- Flexible Layout Supporting Dining, Event, or Office Space
- Fully Built Commercial Kitchen and Bar Infrastructure in Place
- Indoor/ Outdoor Hospitality Flow including Patio and Rooftop Areas
- Walkable Access to Hotels, Dining, Nightlife, and Downtown Amenities
- Recently Redeveloped Down to the Studs

DEMOGRAPHICS

	1 MILE	3 MILES
Total Population	13,976	112,789
Average HH Income	\$122,912	\$94,372
Businesses	3,509	8,893
Employees	66,648	128,067

TRAFFIC COUNTS

South Street	10,404
Illinois Street	4,378



MIDLAND ATLANTIC PROPERTIES

Indianapolis Office
3801 East 82nd Street, Suite B
Indianapolis, IN 46240

MIDLANDATLANTIC.COM

SHAWN HEFFERN

Direct: 317.597.1715
Cell: 317.695.8938
sheffern@midlandatlantic.us

WILL BERENS

Direct: 317.597.1721
Cell: 317.874.8847
wberens@midlandatlantic.us

DEVELOPMENT • BROKERAGE • ACQUISITIONS • MANAGEMENT

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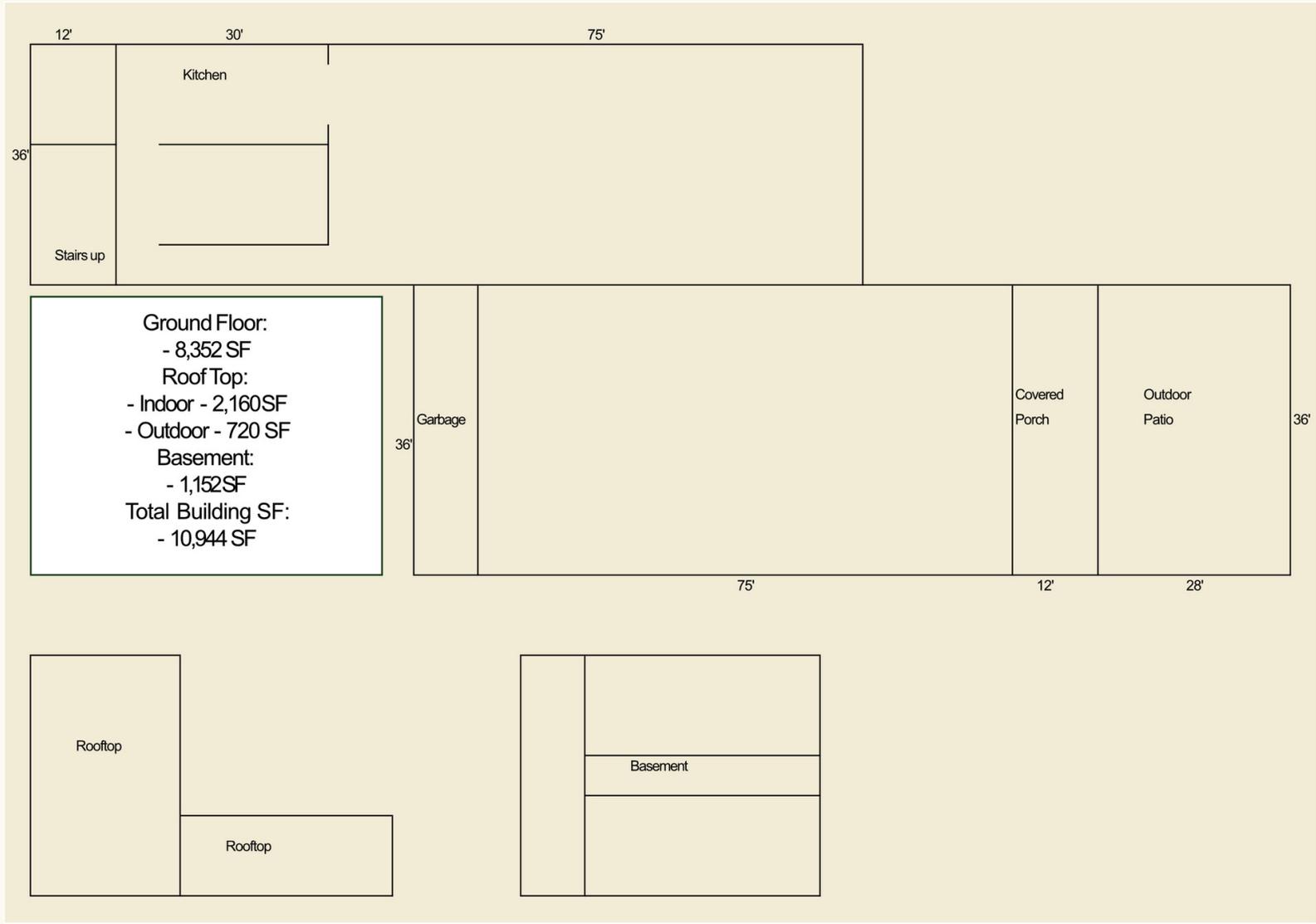
FOR SALE: PREMIER MIXED-USE BUILDING

42 West South Street - Indianapolis, IN 46225 (Downtown Indianapolis)



MIDLAND ATLANTIC
PROPERTIES

FLOOR PLAN

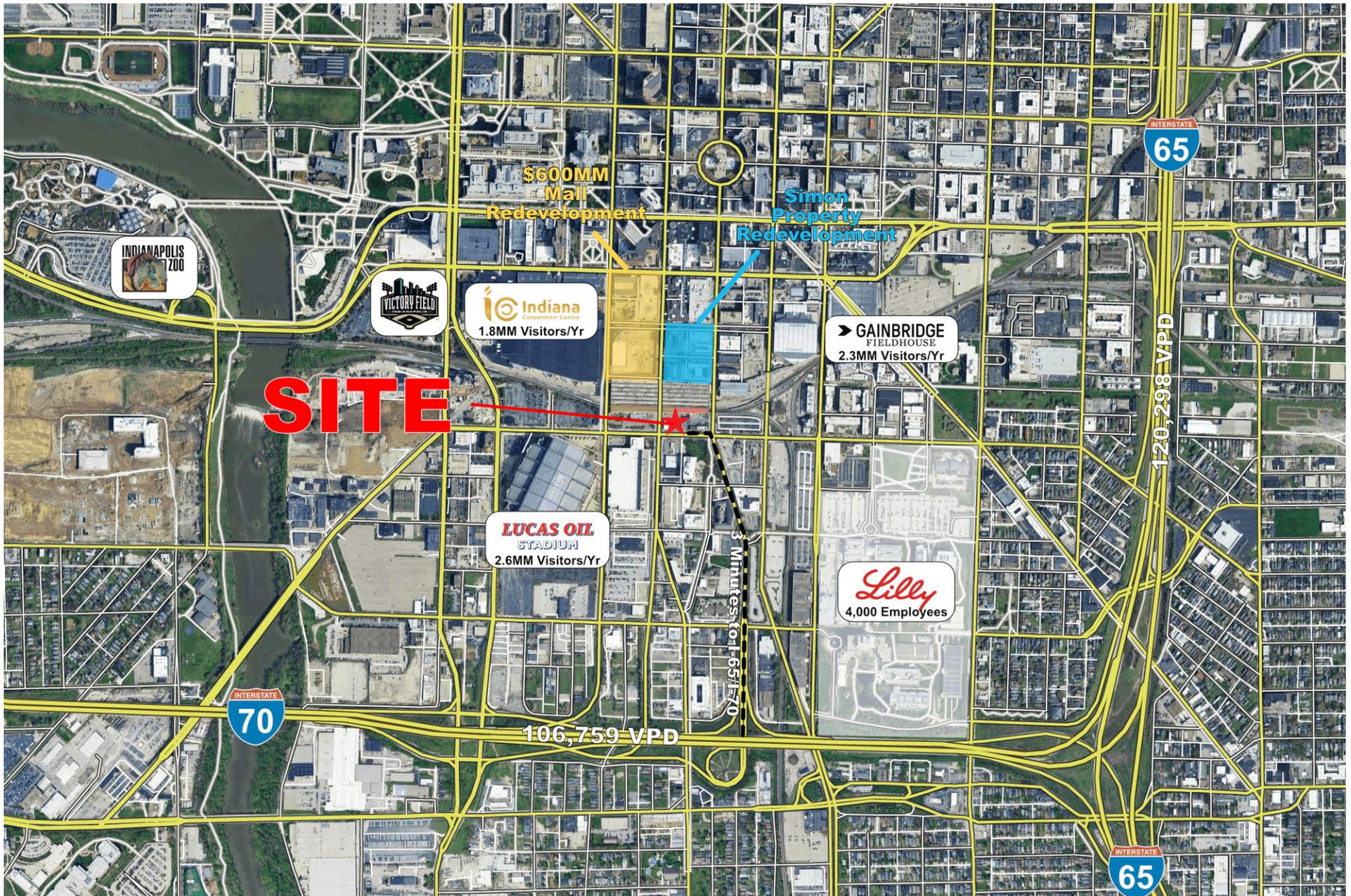


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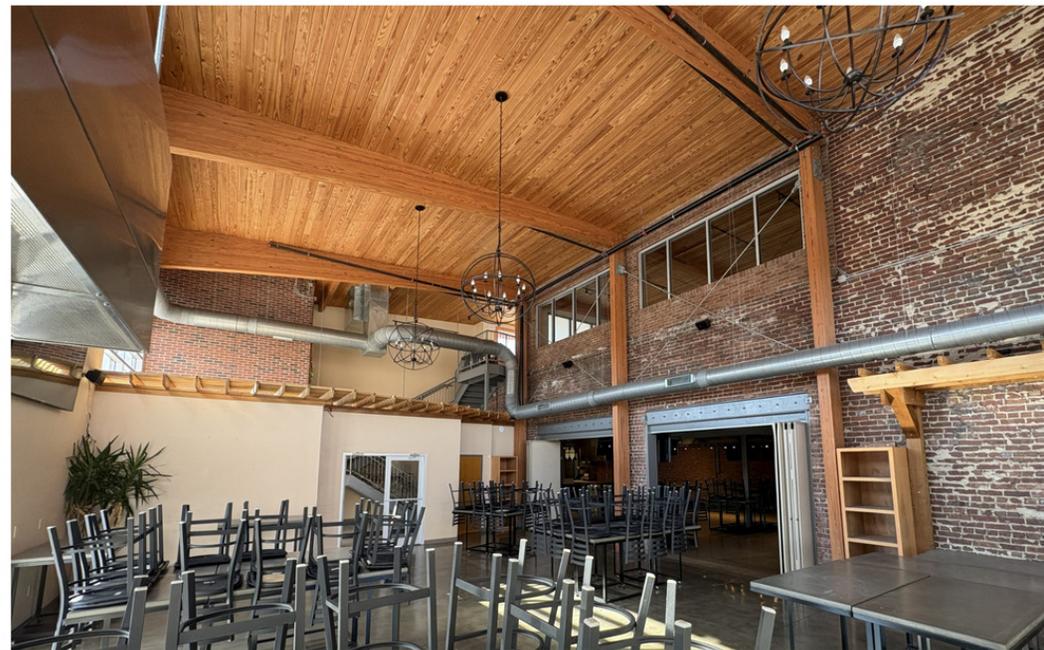
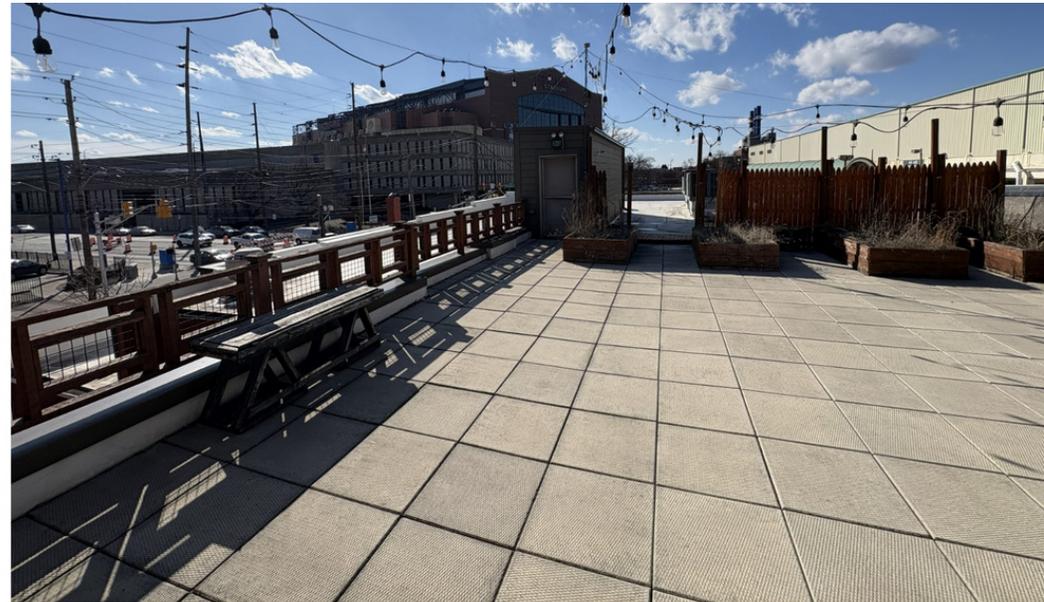
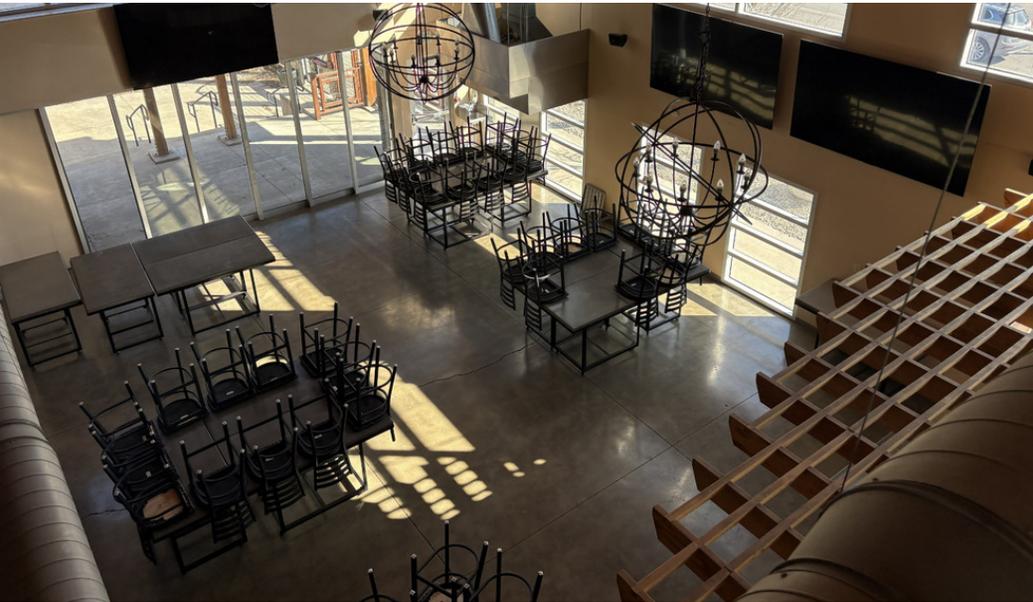


FOR SALE: PREMIER MIXED-USE BUILDING

42 West South Street - Indianapolis, IN 46225 (DOWNTOWN INDIANAPOLIS)



MIDLAND ATLANTIC
PROPERTIES

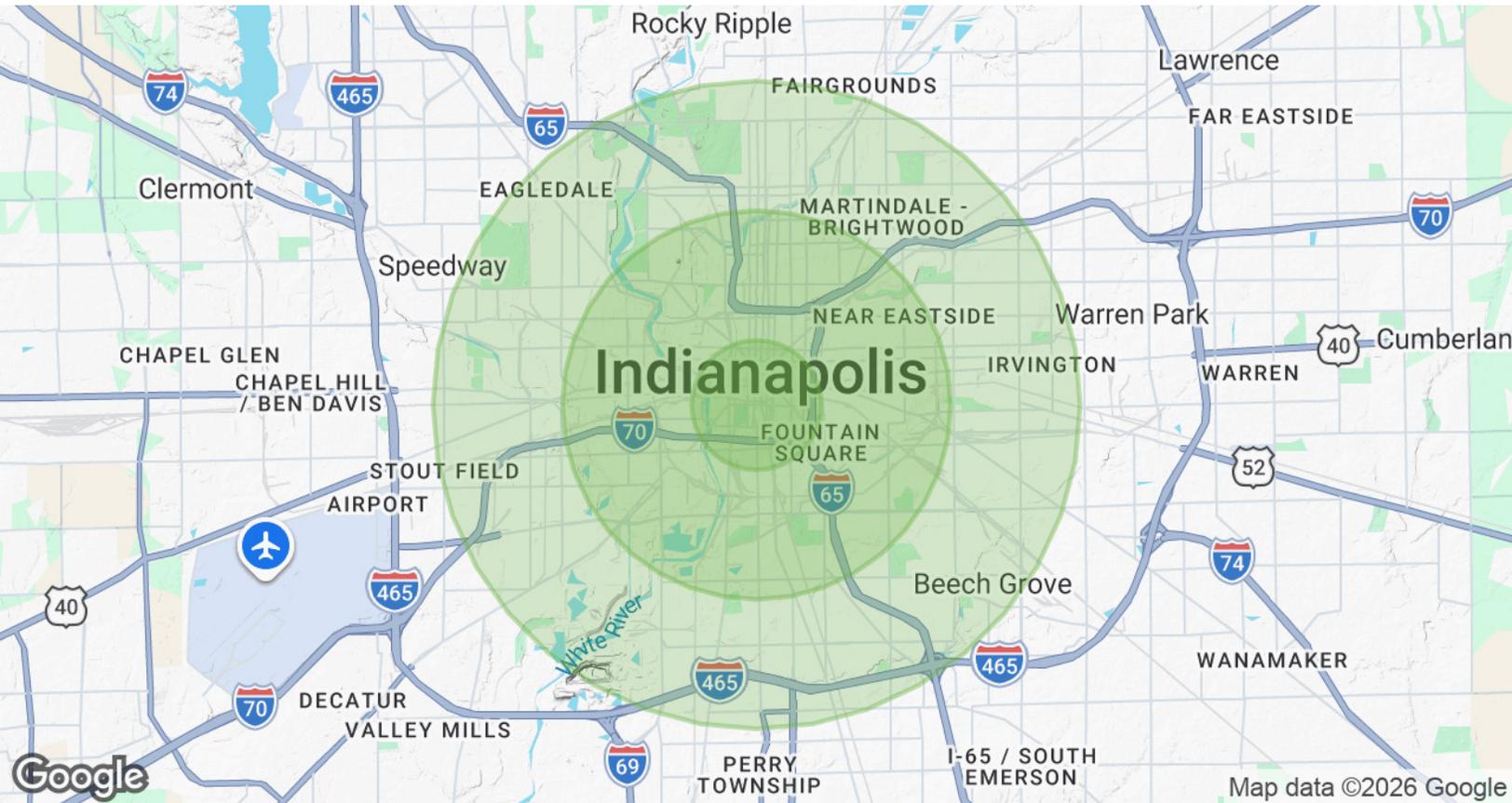


FOR SALE: PREMIER MIXED-USE BUILDING

42 West South Street - Indianapolis, IN 46225 (Downtown Indianapolis)



MIDLAND ATLANTIC
PROPERTIES



POPULATION & HOUSING

	1 MILE	3 MILES	5 MILES
Total Population	13,976	112,789	262,384
Projected Annual Growth (2025-2030)	0.7%	0.4%	-0.2%
Total Households	7,790	50,735	110,371
Median Home Value	\$368,909	\$269,141	\$224,225

INCOME & BUSINESS

	1 MILE	3 MILES	5 MILES
Average HH income	\$122,912	\$94,372	\$82,186
Daytime Population (16+ years)	71,002	158,364	258,061
Total Businesses	3,509	8,893	14,641
Total Employees	66,648	128,067	183,403

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