



2211 Prospect St.

Indianapolis, IN 46203
For Lease



PROPERTY DESCRIPTION

Property Description:

8,140 SF of Retail Space Available Just East of Fountain Square. Suitable for office, creative space, or retail. Ample onsite parking available. Minutes from the newly constructed Justice Center and Fountain Square. Less than One Mile from Downtown Indianapolis. Just to the east of the Newly Built Union Square Mixed-Use Development which consists of 70-unit luxury residential apartments.

Highlights:

Minutes from the new Justice Center and Fountain Square.
On Site Parking
Easy Accessibility to I-65
Less than One Mile from Downtown Indianapolis

OFFERING SUMMARY

Lease Rate:	Contact Broker
Available SF:	8,140 SF
Available December 2023	

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,353	55,591	117,507
Total Population	10,986	107,796	235,841
Average HH Income	\$38,957	\$49,212	\$48,282

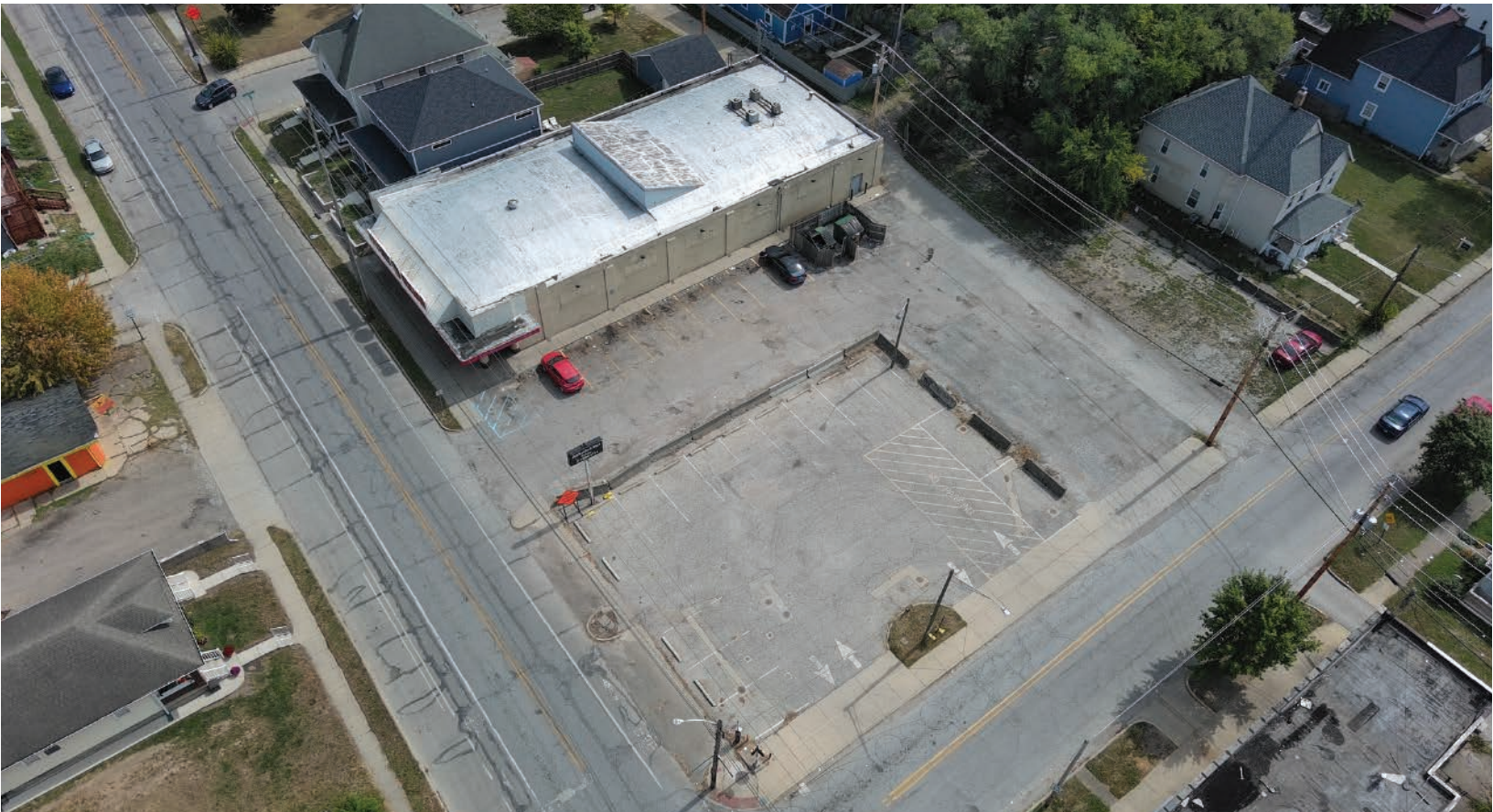
BROKERAGE | MANAGEMENT | DEVELOPMENT

Tharp Realty • 6910 N Shadeland Avenue, Suite 200 • Indianapolis, IN 46220 • 317.890.1714 • tharprealty.com
Crystal Kennard • VP, Brokerage • 317.418.2464 • ckennard@tharprealty.com
Jeff Marchio • VP, Managing Broker • 317.432.5361 • jeff@tharprealty.com



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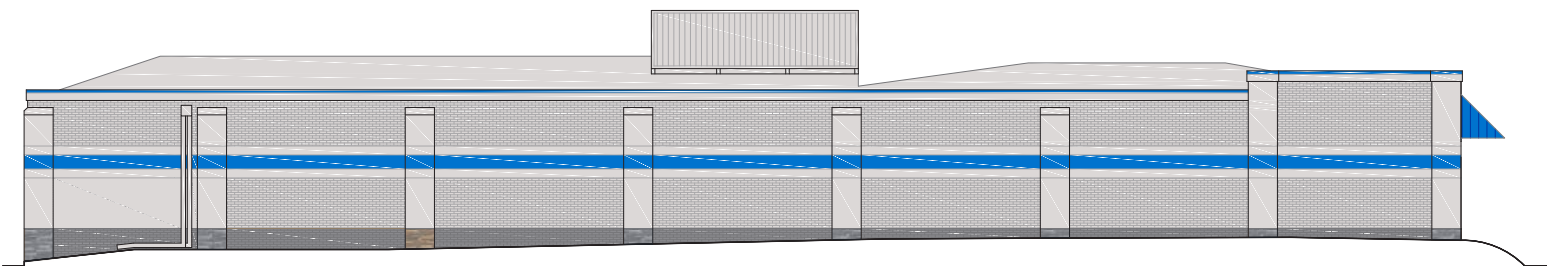
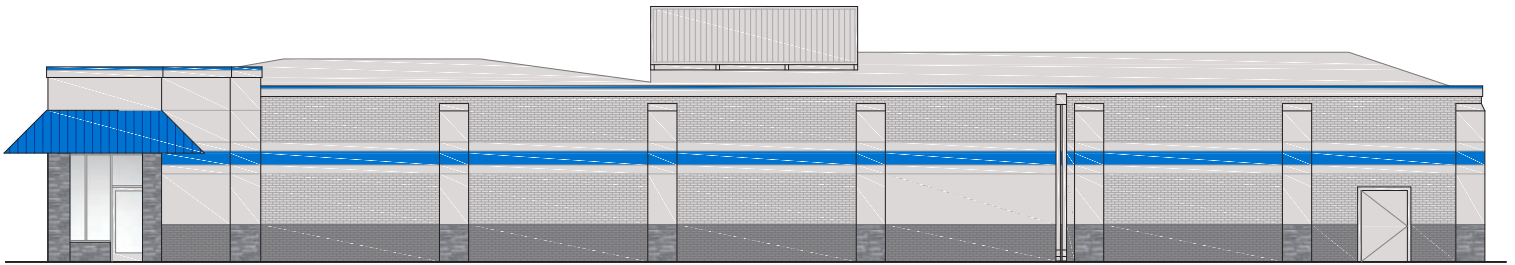
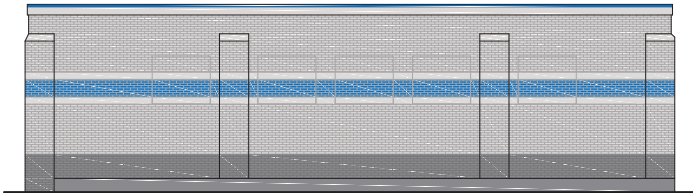
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Example Elevations



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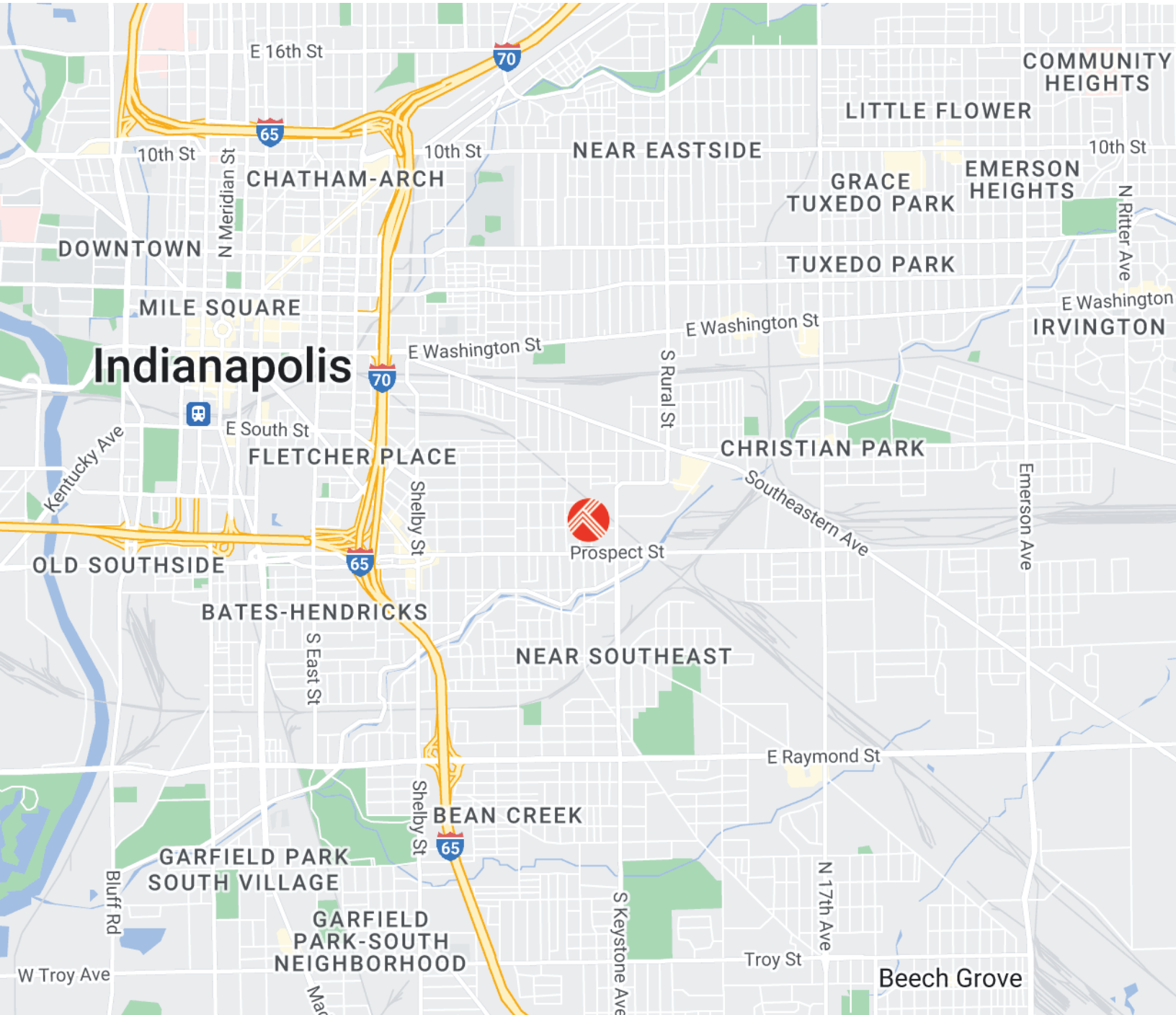
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Area Retailers



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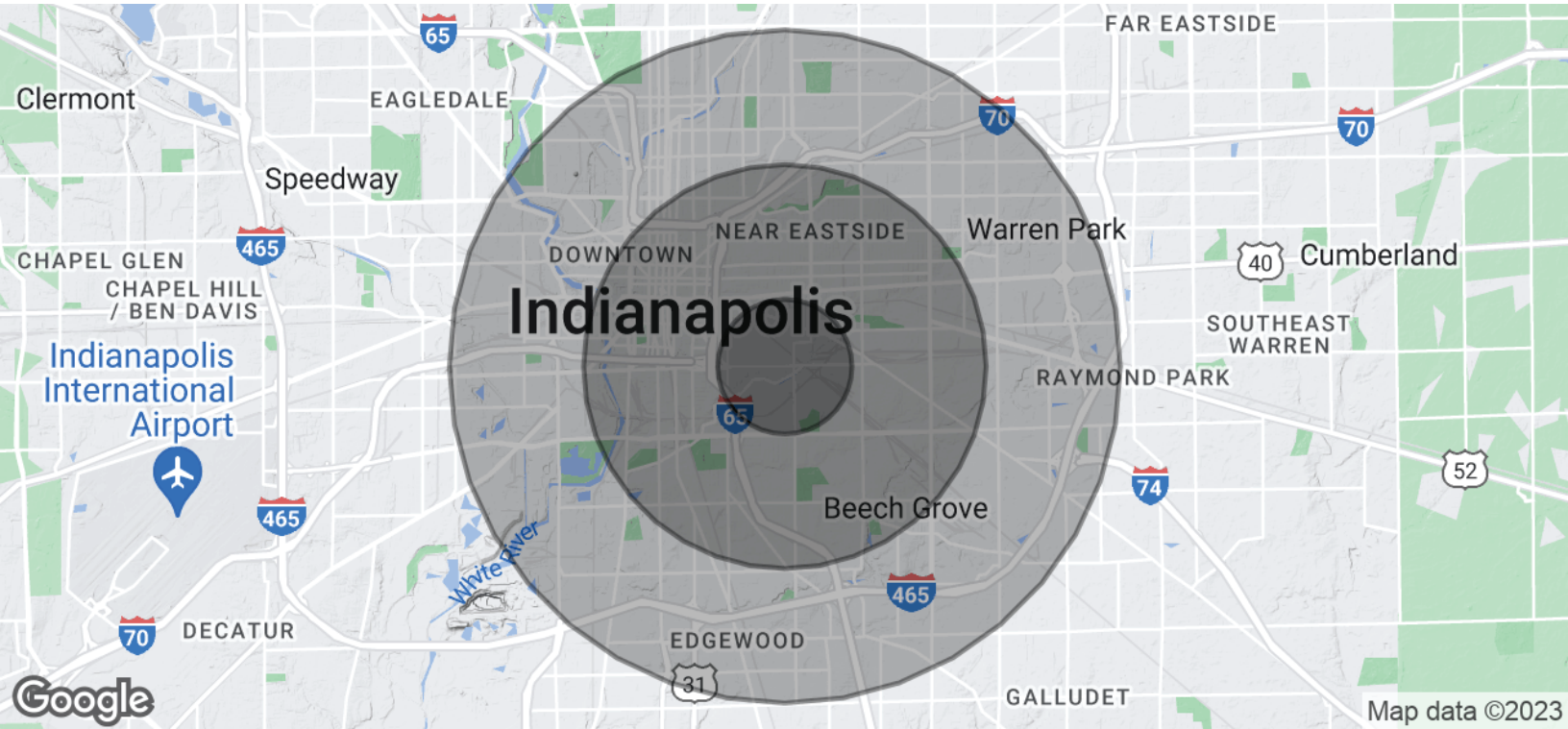


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Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,986	107,796	235,841
Average Age	34.8	35.0	35.1
Average Age (Male)	35.4	34.9	33.8
Average Age (Female)	35.6	35.0	36.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,353	55,591	117,507
# of Persons per HH	1.7	1.9	2.0
Average HH Income	\$38,957	\$49,212	\$48,282
Average House Value	\$114,310	\$164,322	\$139,053

* Demographic data derived from 2020 ACS - US Census

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