



The
BENJAMIN

WHERE LOCATION MEETS OPPORTUNITY

UP TO 23,000 SF OF RETAIL/RESTAURANT SPACE AVAILABLE FOR LEASE

CBRE

5611 LAWRENCE VILLAGE PARKWAY
LAWRENCE, INDIANA 46254

A *Transformational* COMMUNITY

The Benjamin at the Fort is located at the heart of the vibrant Fort Ben district that is being transformed into a serene, walkable technology & innovation campus just 10 miles northeast of Downtown Indianapolis. Fort Ben's upscale, 5-story mixed-use development features 23,000 SF of retail/restaurant space and 233 high-end apartments to complete the live-work-play vision for the 56th Street corridor. The district is booming with activity and The Benjamin presents an exciting opportunity for retail tenants to make their mark on an area quickly becoming a central hub for a dynamic population.

Anchored by Harris & Ford's U.S. headquarters, The Benjamin at the Fort is surrounded by a vibrant ecosystem of innovation and commerce. Harris & Ford is a global chemical manufacturer supplying high-performance ingredients and specialty compounds to many of the world's most trusted brands — including PepsiCo, Procter & Gamble, Nestlé, and leading pharmaceutical and cosmetic companies. With its headquarters and advanced production facilities located just steps from The Benjamin, Harris & Ford brings a strong daytime employment base, a highly skilled workforce, and international visibility to the area. Its presence reinforces the Fort Ben district as a hub for forward-thinking businesses and professionals. Surrounded by premier destinations such as the Fort Ben Cultural Campus, Lawrence Civic Plaza, Fort Harrison State Park, The Fort Golf Resort, Ivy Tech, and more, The Benjamin at the Fort offers unparalleled access to a bustling, amenity-rich community that blends corporate energy with lifestyle convenience.



**ON THE SITE OF THE FORMER
FORT BENJAMIN HARRISON
MILITARY BASE**



**SITUATED ON 56TH STREET
BETWEEN LAWRENCE VILLAGE
PARKWAY & MELNER DRIVE**



**PLANNED SUMMER 2026
DELIVERY**



**PEDESTRIAN-ORIENTED
ENVIRONMENT**



**UP TO 23,000 SF AVAILABLE
FOR GROUND LEVEL
RESTAURANT AND/OR RETAIL**



**FLEXIBLE SIZE RANGES
AND DESIGN TO ADAPT TO
TENANT NEEDS**

THE Opportunity

23,000 SF
OF RETAIL / RESTAURANT SPACE



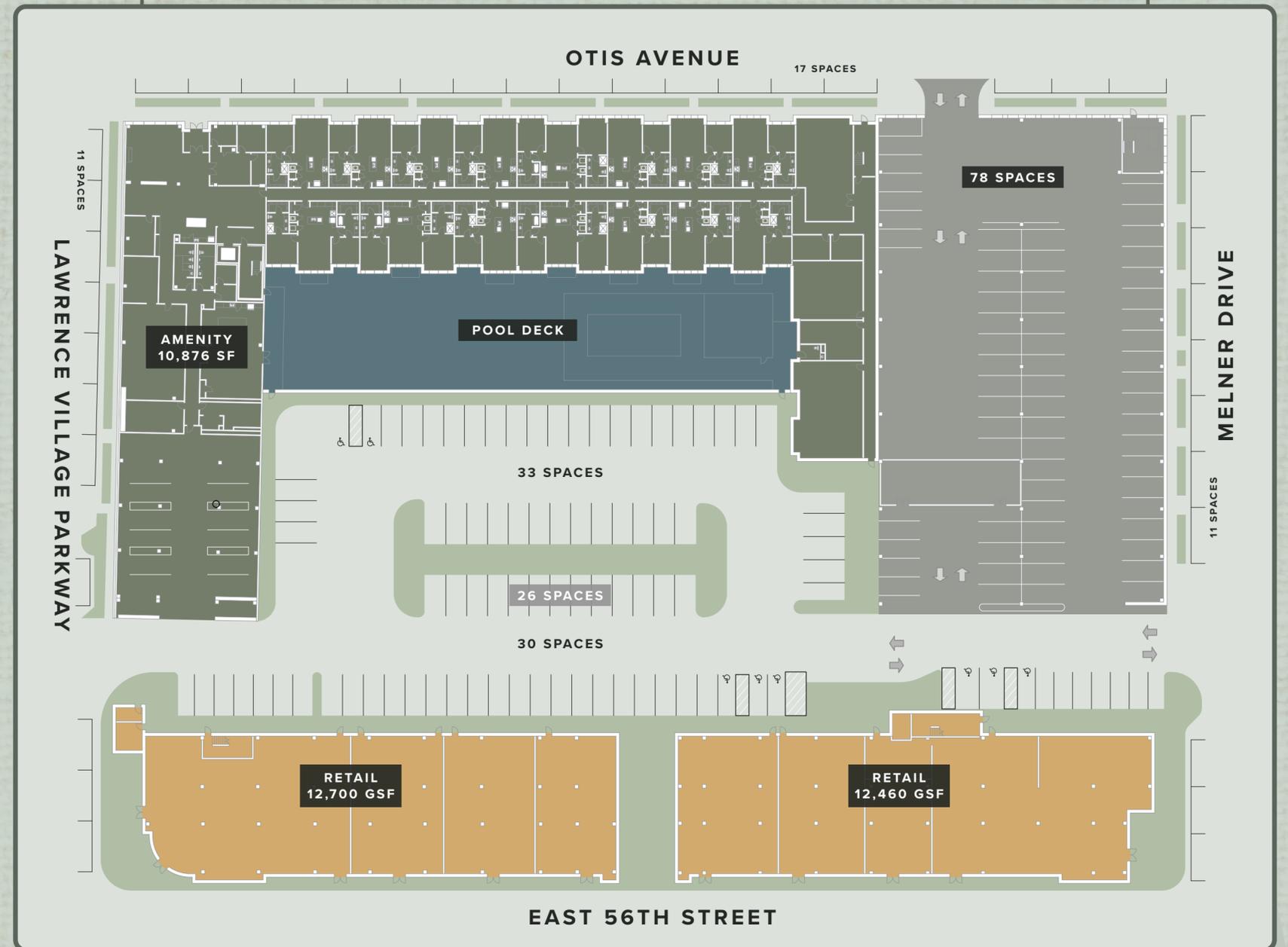
FIVE
STORY BUILDING



233
RESIDENTIAL UNITS



278
PARKING GARAGE SPACES
PLUS SURFACE PARKING



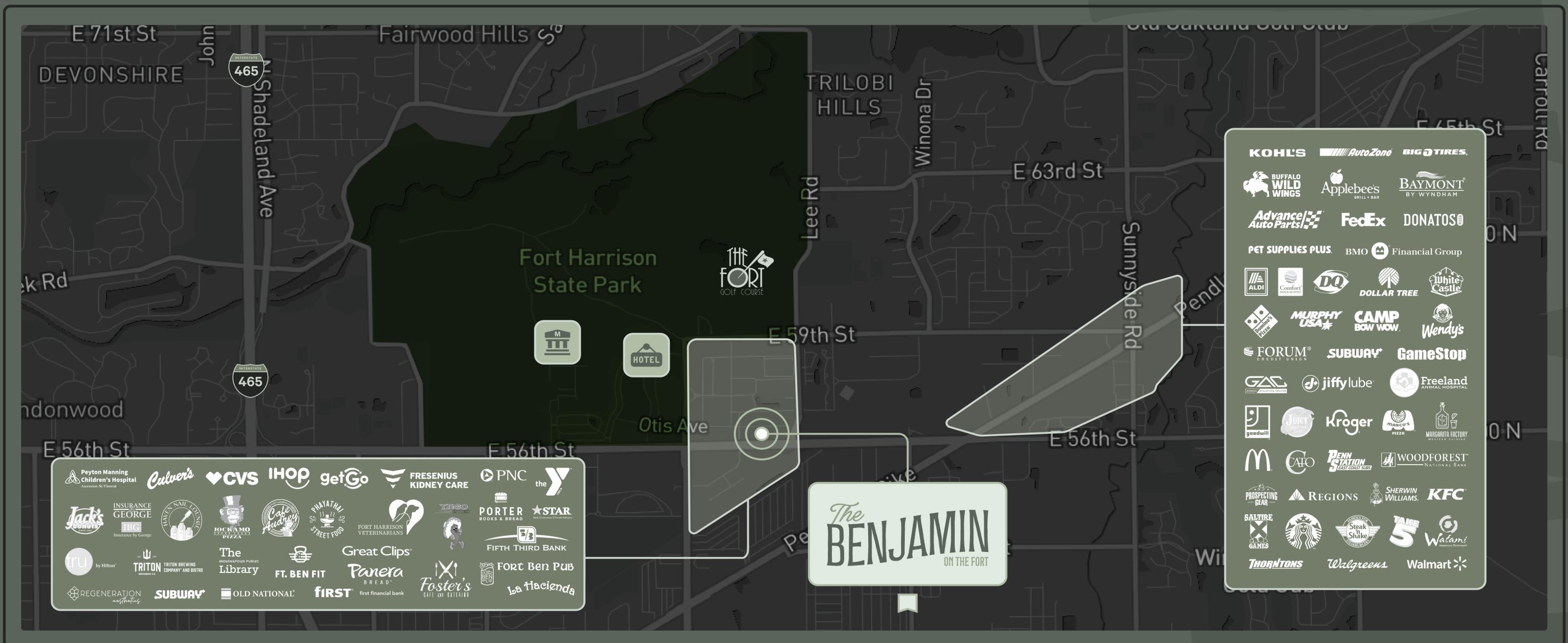
THE *Opportunity*

CLICK TO VIEW THE
PROPERTY VIDEO



The Epicenter OF ACTIVITY

With area destinations including Fort Ben Cultural Campus, The U.S. Headquarters for Harris & Ford, a global chemical manufacturer, Lawrence Civic Plaza, Fort Harrison State Park, Fort Golf Resort, IVY Tech, and more, The Benjamin at the Fort offers access to a of activity bustling community of consumers



Peyton Manning Children's Hospital
 CVS
 IHOP
 getGo
 FRESenius KIDNEY CARE
 PNC
 the Y
 Jack's Donuts
 INSURANCE GEORGE
 IBC
 Jockamo PIZZA
 Cafe Audrey
 PHAT THAI STREET FOOD
 FORT HARRISON VETERINARIANS
 TRIO
 PORTER BOOKS & BREAD
 STAR
 FIFTH THIRD BANK
 tru by Hilton
 TRITON BREWING COMPANY AND BISTRO
 The INDIANAPOLIS PUBLIC LIBRARY
 FT. BEN FIT
 Panera BREAD
 Foster's
 FORT BEN PUB
 la hacienda
 REGENERATION aesthetics
 SUBWAY
 OLD NATIONAL
 FIRST first financial bank

KOHL'S
 AutoZone
 BIG TIRES
 BUFFALO WILD WINGS
 Applebee's
 BAYMONT BY WYNDHAM
 Advance Auto Parts
 FedEx
 DONATOS
 PET SUPPLIES PLUS
 BMO Financial Group
 ALDI
 Comfort
 DQ
 DOLLAR TREE
 White Castle
 Murphy USA
 CAMP BOW WOW
 Wendy's
 FORUM CREDIT UNION
 SUBWAY
 GameStop
 GAC
 jiffylube
 Freeland ANIMAL HOSPITAL
 goodwill
 JUICY
 Kroger
 MARCO'S PIZZA
 MARGARITA FACTORY MEXICAN RESTAURANT
 McDonald's
 CAO
 PENN STATION EAST COAST STORES
 WOODFOREST NATIONAL BANK
 PROSPECTING GEAR
 REGIONS
 SHERWIN WILLIAMS
 KFC
 SALTIRE
 STARBUCKS
 STEAK SHAKE
 TAKE 5
 WATAMI
 THORNTONS
 Walgreens
 Walmart

DEMOGRAPHICS

IN 2023



POPULATION

WITHIN 3 MILES
78,311

WITHIN 5 MILES
186,525



DAYTIME POPULATION

WITHIN 3 MILES
67,576

WITHIN 5 MILES
198,437



HOUSEHOLDS

WITHIN 3 MILES
29,935

WITHIN 5 MILES
73,454



AVG HH INCOME

WITHIN 3 MILES
\$79,844

WITHIN 5 MILES
\$91,047



2028 PROJECTION AVG HH INCOME (2028)

WITHIN 3 MILES
\$93,785

WITHIN 5 MILES
\$105,832



MEDIAN AGE

WITHIN 3 MILES
34.5

WITHIN 5 MILES
36.6



APPAREL & SERVICES

CONSUMER EXPENDITURE

WITHIN 3 MILES
\$55.4M

WITHIN 5 MILES
\$151.0M



DINING OUT

CONSUMER EXPENDITURE

WITHIN 3 MILES
\$92.5M

WITHIN 5 MILES
\$256.0M

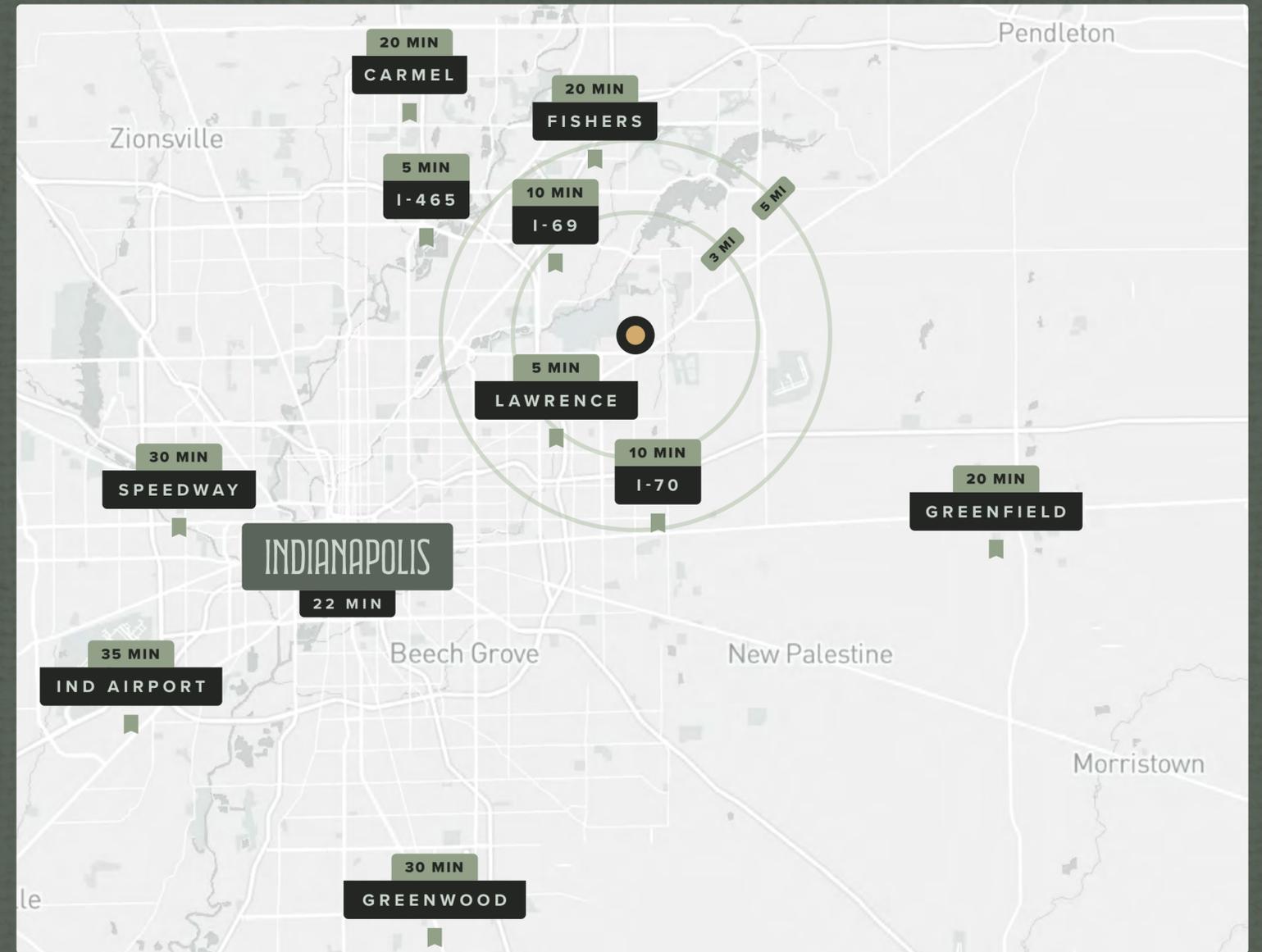


TRAFFIC COUNTS

E 56TH STREET
24,053

US 36 (PENDLETON PIKE)
43,130

I-465
162,126



THE
Indy
INTRIGUE

With its great Northeast Indianapolis location, The Benjamin at the Fort provides tenants with great access to an impressive consumer base all throughout the city's suburban neighborhoods, including Lawrence, Fishers, and more.



UP TO 23,000 SF OF RETAIL/RESTAURANT SPACE AVAILABLE FOR LEASE

The BENJAMIN

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