

LEASE

RETAIL



I 44 I PROSPECT ST.



## I 44 I PROSPECT ST., INDIANAPOLIS, IN 46203

### PROPERTY OVERVIEW

Brand new mixed use development located in Fountain Square. City's End is located near the Cultural Trail, restaurants, Boutique's, and many other shops that are minutes away. This new development features 103 multifamily units and 5,580 SF of street retail on the ground level.

### PROPERTY HIGHLIGHTS

- 5,580 SF (divisible)
- Street Retail with 140' of frontage along Prospect Street
- Located down the street from the heart of Fountain Square
- Minutes away from downtown Indianapolis, Garfield Park and Direct access to I-65
- Ideal for restaurants, salon's, and boutique retail

LEASE RATE

NEGOTIABLE

Available SF:

1,657 - 5,580 SF



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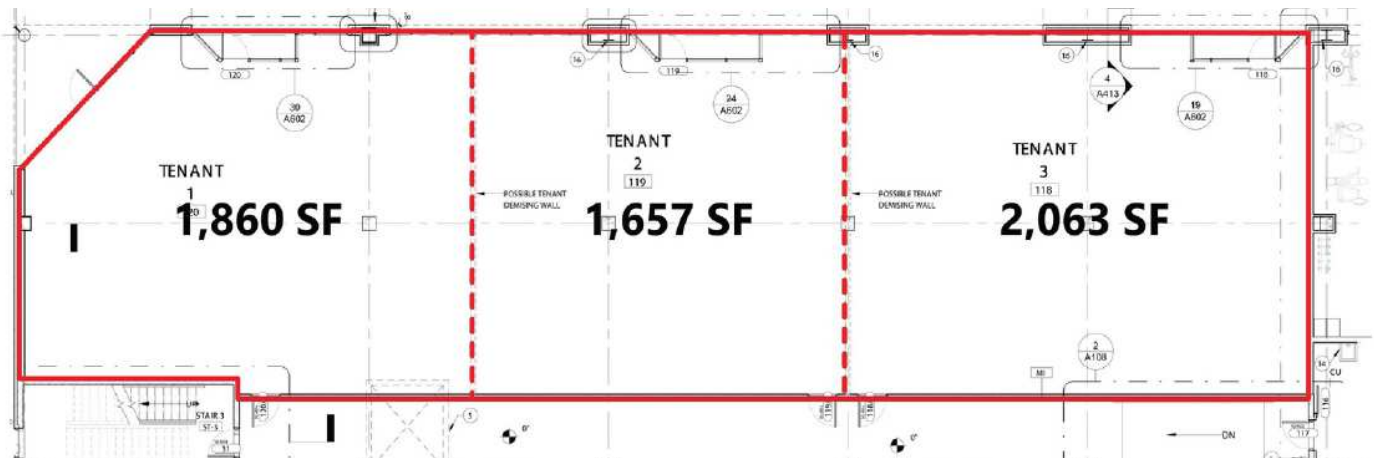
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**City's End**

J.C. Hart Company is proud to build and manage their newest Indianapolis apartment community, City's End. The property Provides 103 apartment homes, a clubhouse, luxury amenities and retail space all located at 1441 Prospect St, Indianapolis, IN 4620.

With more than 40 years of experience in creating deluc living spaces in Indiana, it is their purpose to provide an enjoyable living experience.

[homeiscitysend.com](http://homeiscitysend.com)

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### FOUNTAIN SQUARE

Fountain Square is located just Southeast of downtown Indianapolis. One of six of the cultural districts in central Indianapolis, Fountain Square offers a plethora of ethnic eateries, antique shops, duckpin bowling and art galleries. It is located along Virginia Ave, Shelby St, and Prospect St.

### MARKET EAST

Since its designation to the Cultral Districts in 2014, this area has added several new high-profile government, residential and commercial sites.

### MASS AVE

Mass Ave. is on the most up and coming areas in downtown Indianapolis. Known as the Arts and Theater District, this five-block area is ripe with theaters, restaurants, galleries, independent boutiques. the newest addition to Mass Ave, is the Bottle Works district including a food hall (The Garage), Entertainment (Living Room Theater and Pins Mechanical), The Bottleworks Hotel, Retail Shops, and Office space.

[Visitindy.com](http://Visitindy.com)

### WHOLESALE DISTRICT

Amidst downtown's historic buildings, the heart of Indianapolis' Monument Circle is the Wholesale District. The district includes shopping, Indianapolis' professional sporting arenas, signature dining and upscale hotels.

### THE CANAL & WHITE RIVER STATE PARK

Scattered throughout the Canal and 250-acre park, this District has the most inspiring museums, attractions and celebrations.

The limestone walkway through the canal boasts gorgeous views of the indianapolis skyline, cuturel art, and resturants.

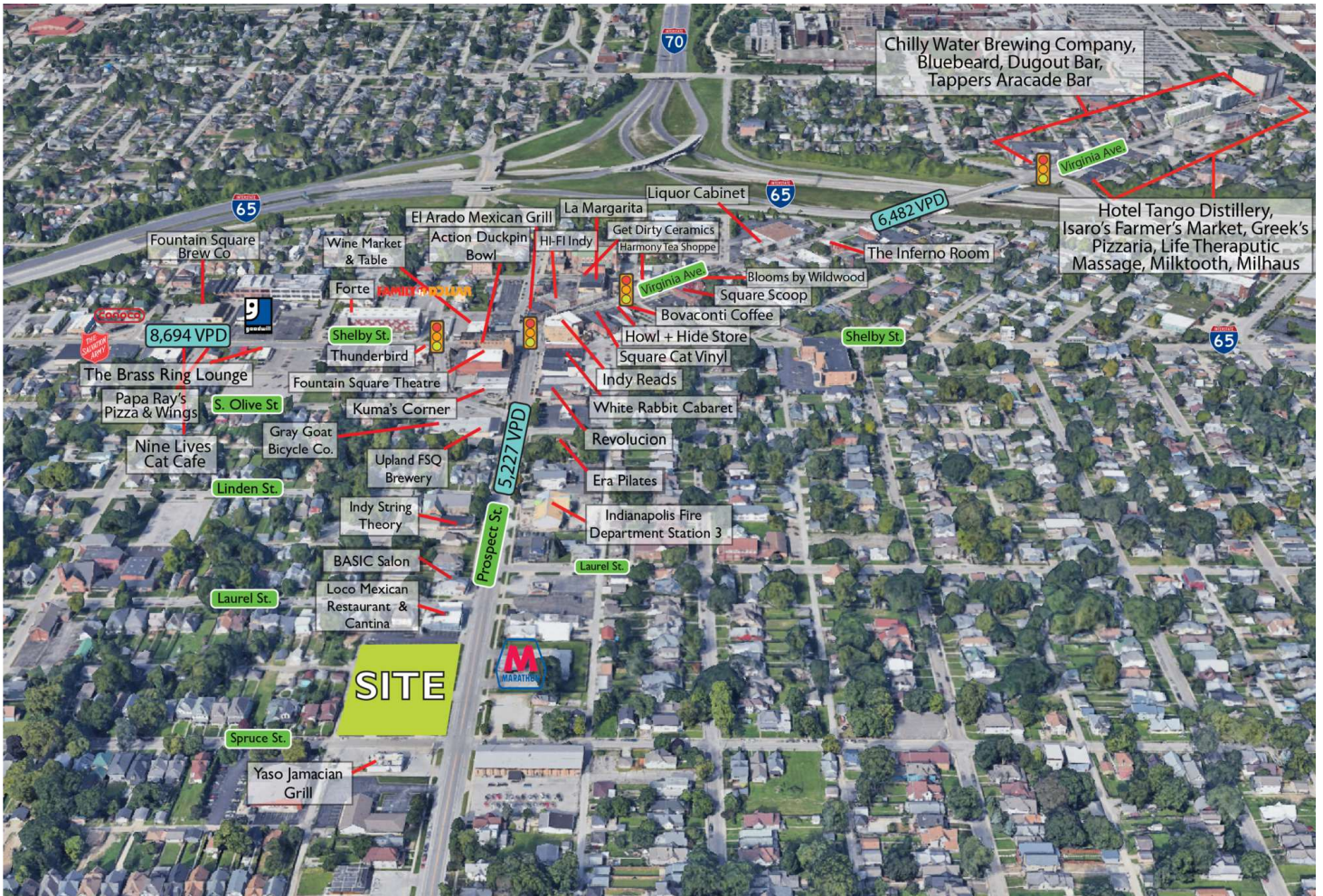
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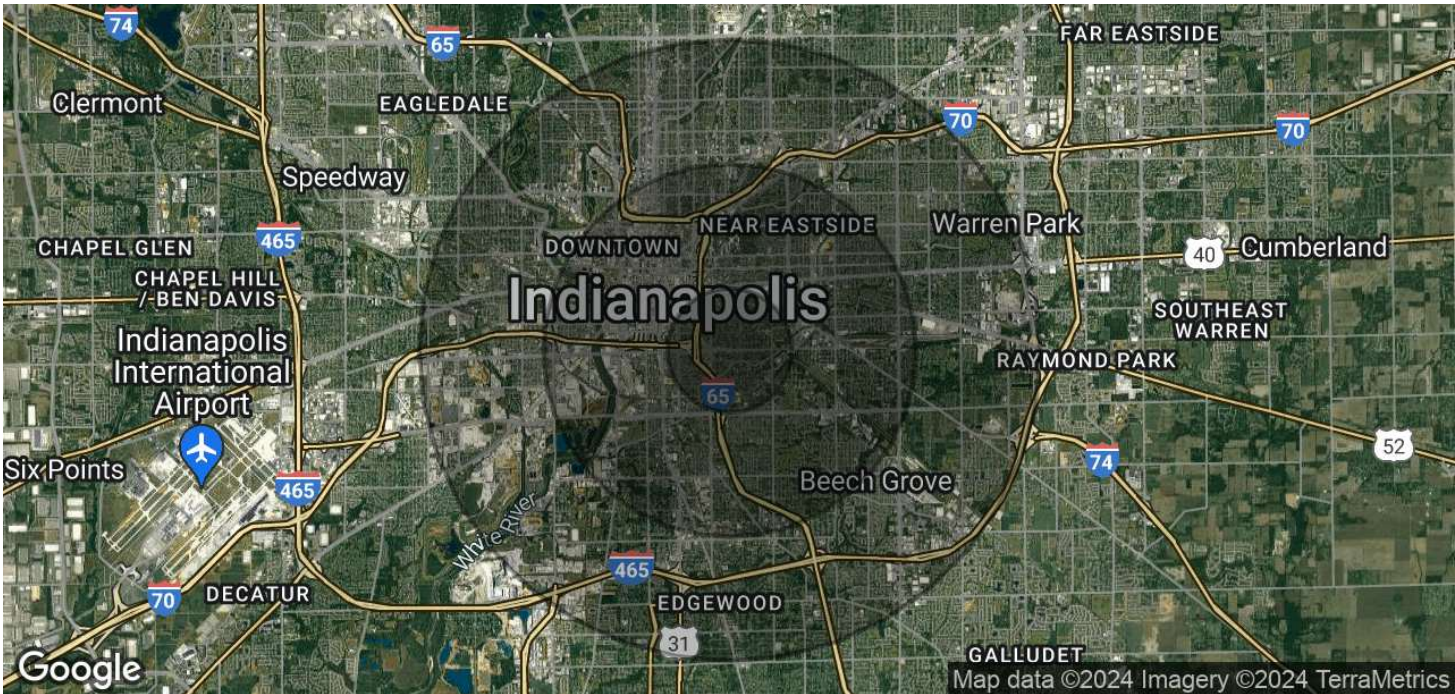


# DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,569	116,931	253,548
Average Age	34.9	34.0	34.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,486	49,076	103,435
Average HH Income	\$78,266	\$77,997	\$76,209
Median Home Value	\$225,511	\$224,164	\$195,862

\* Sites USA 2023 Estimates with 2028 Projections

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