



1145 Shelby St.
Indianapolis, IN 46203
For Sale or Lease

NEW PRICE!



PROPERTY DESCRIPTION

2,740 SF available for sale with great visibility along Shelby Street and the Cultural Trail. Open floor plan with notable potential. Restaurants, boutiques, and many attractable amenities nearby within walking distance.

- Freestanding building for sale in the heart of Fountain Square
- On-site parking in rear
- Less than one mile from Downtown Indianapolis and connected to the Cultural Trail
- Adjacent to the Newly Built Union Square mixed-use development which consists of 70-unit luxury residential apartments.

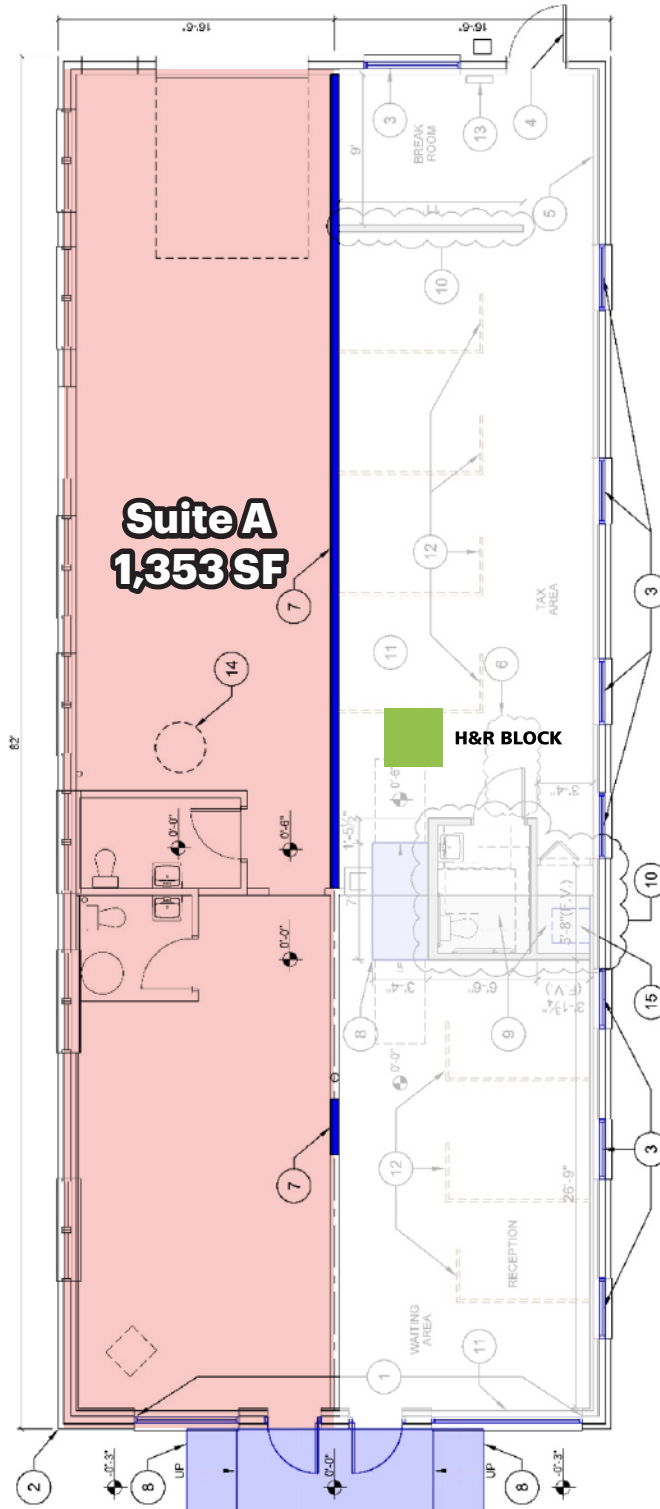
OFFERING SUMMARY

Sale Price:	Contact Broker
Lot Size:	0.13 Acres
Building Size:	2,740 SF
Available - Suite A:	1,353 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,853	51,604	116,760
Total Population	13,878	99,748	235,362
Average HH Income	\$45,827	\$49,144	\$47,267

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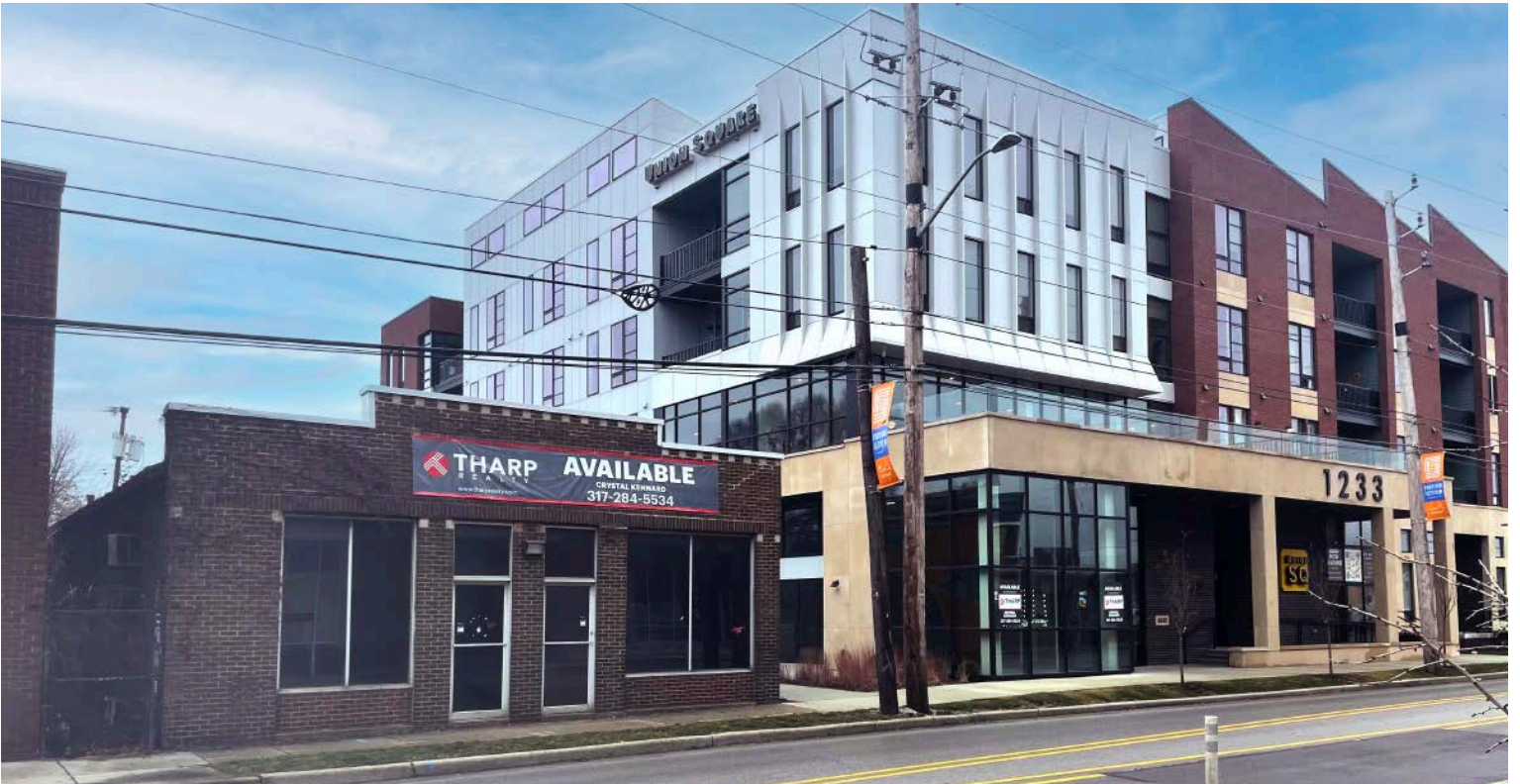
Floor Plan





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Exterior



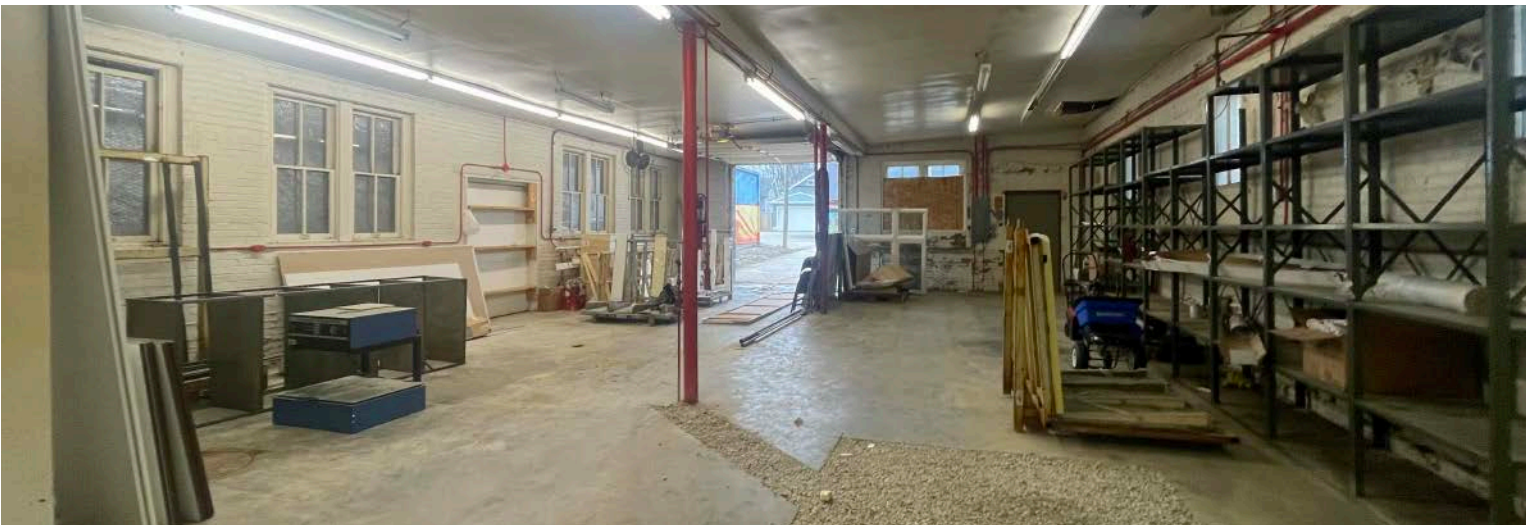
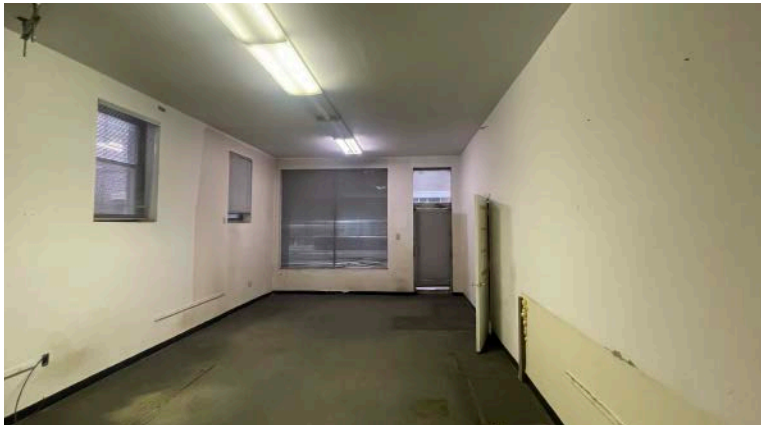
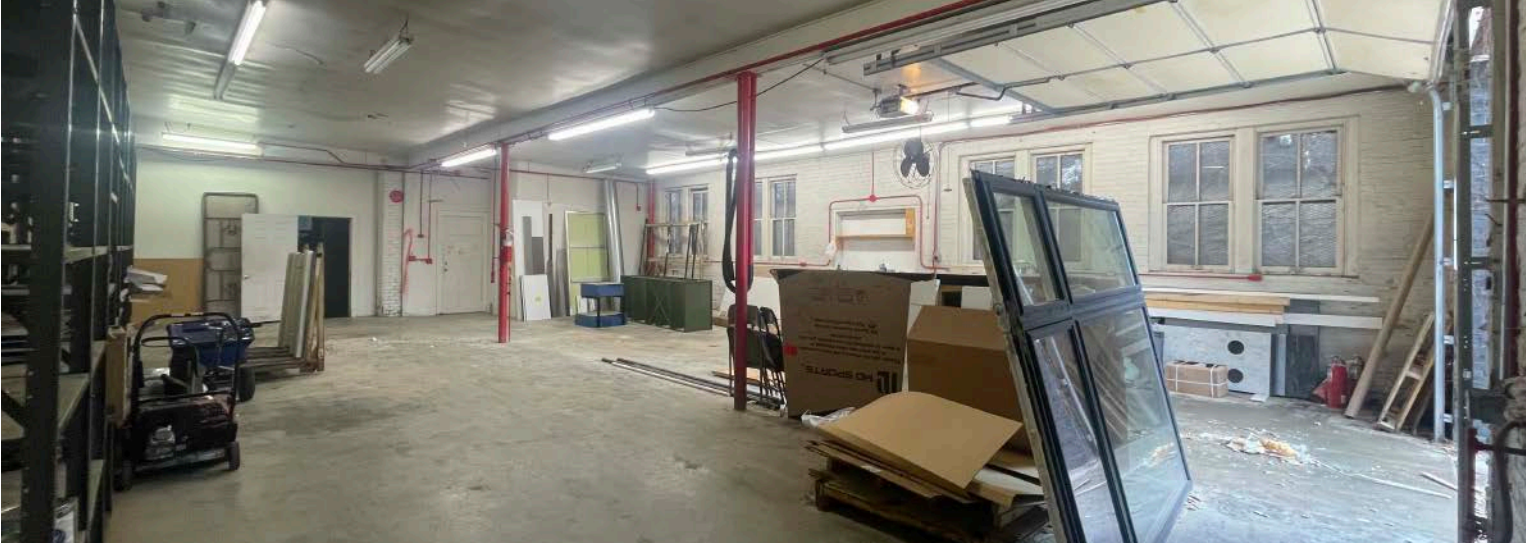
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Interior



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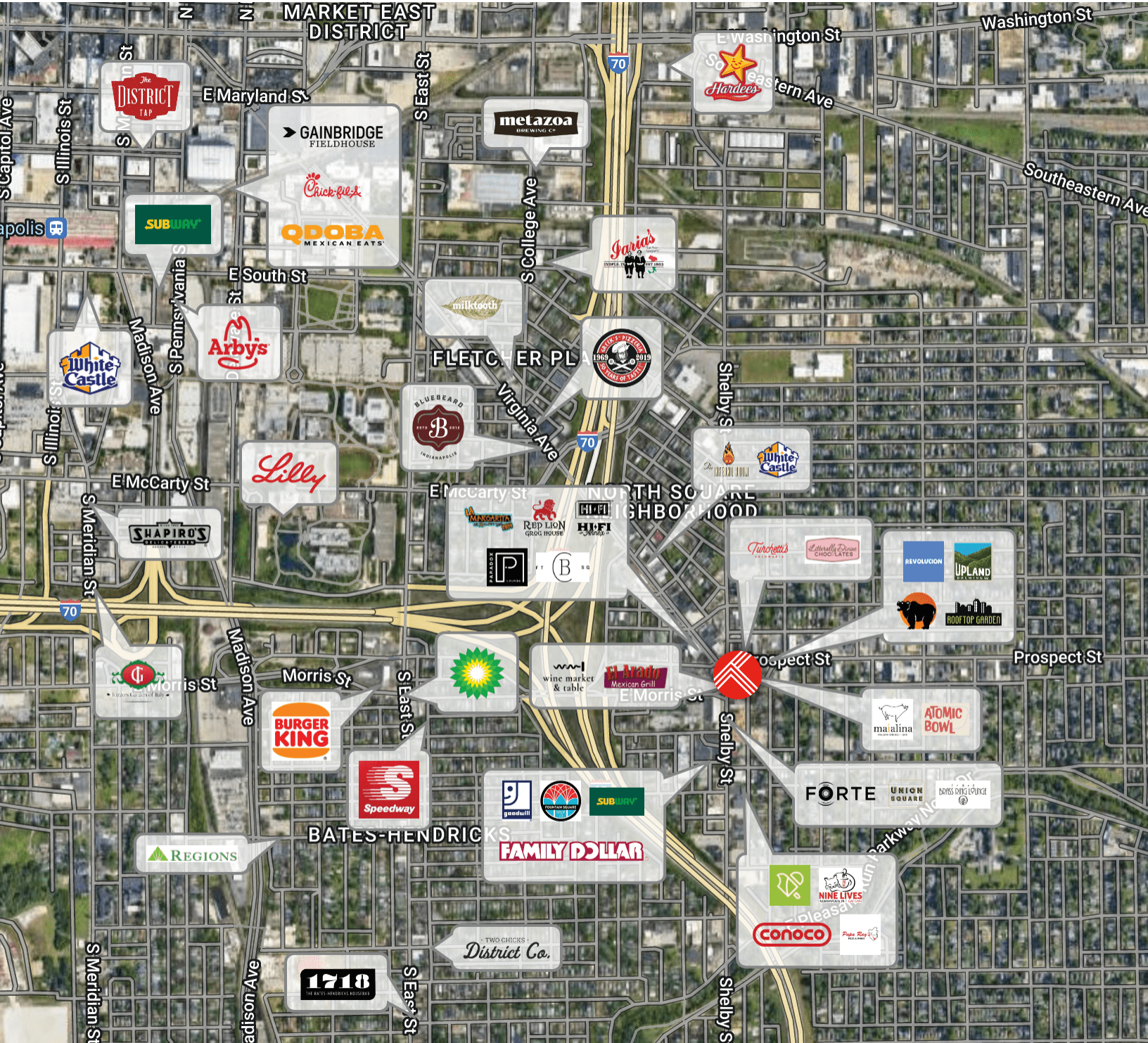
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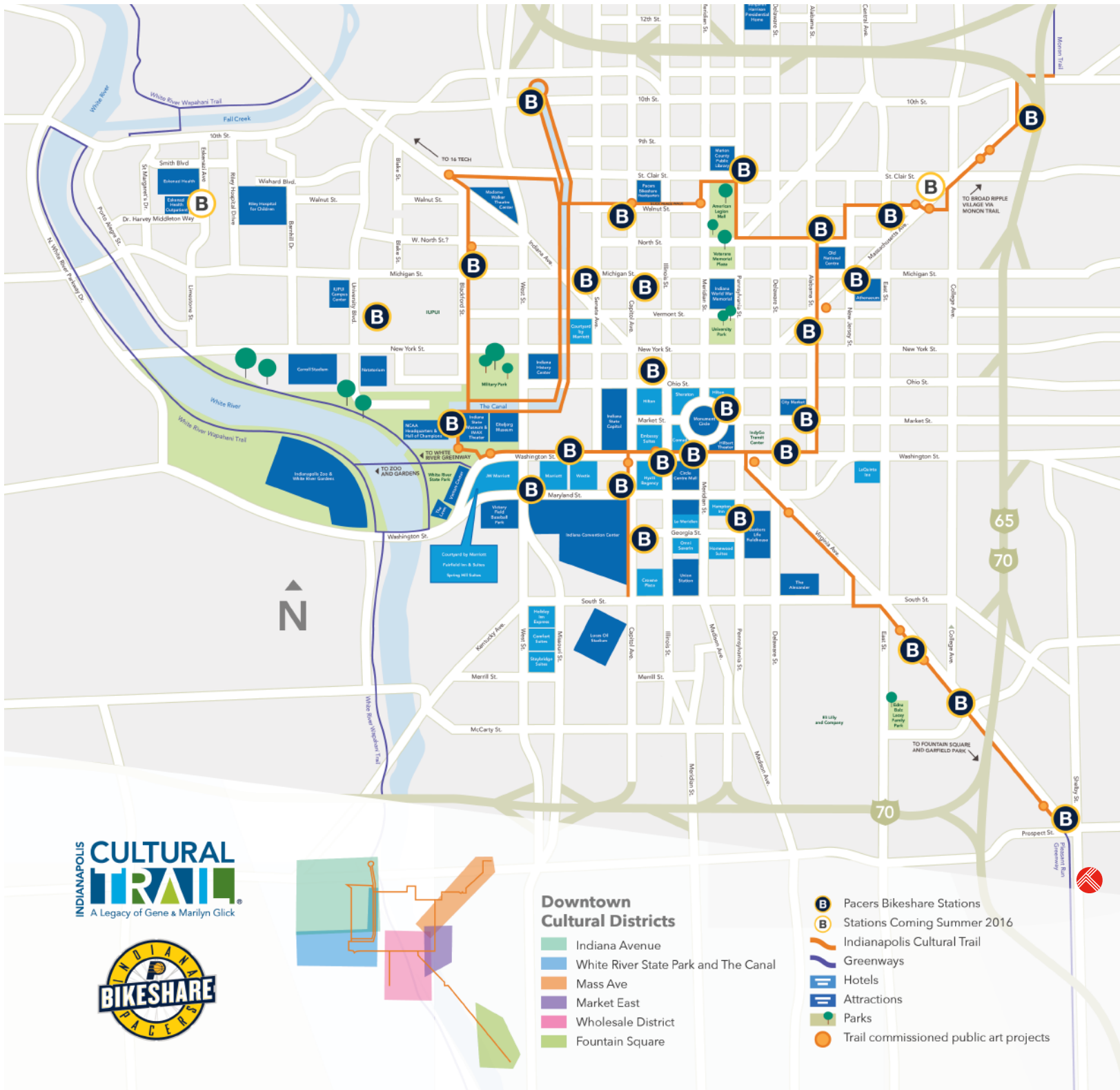
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Surrounding Businesses



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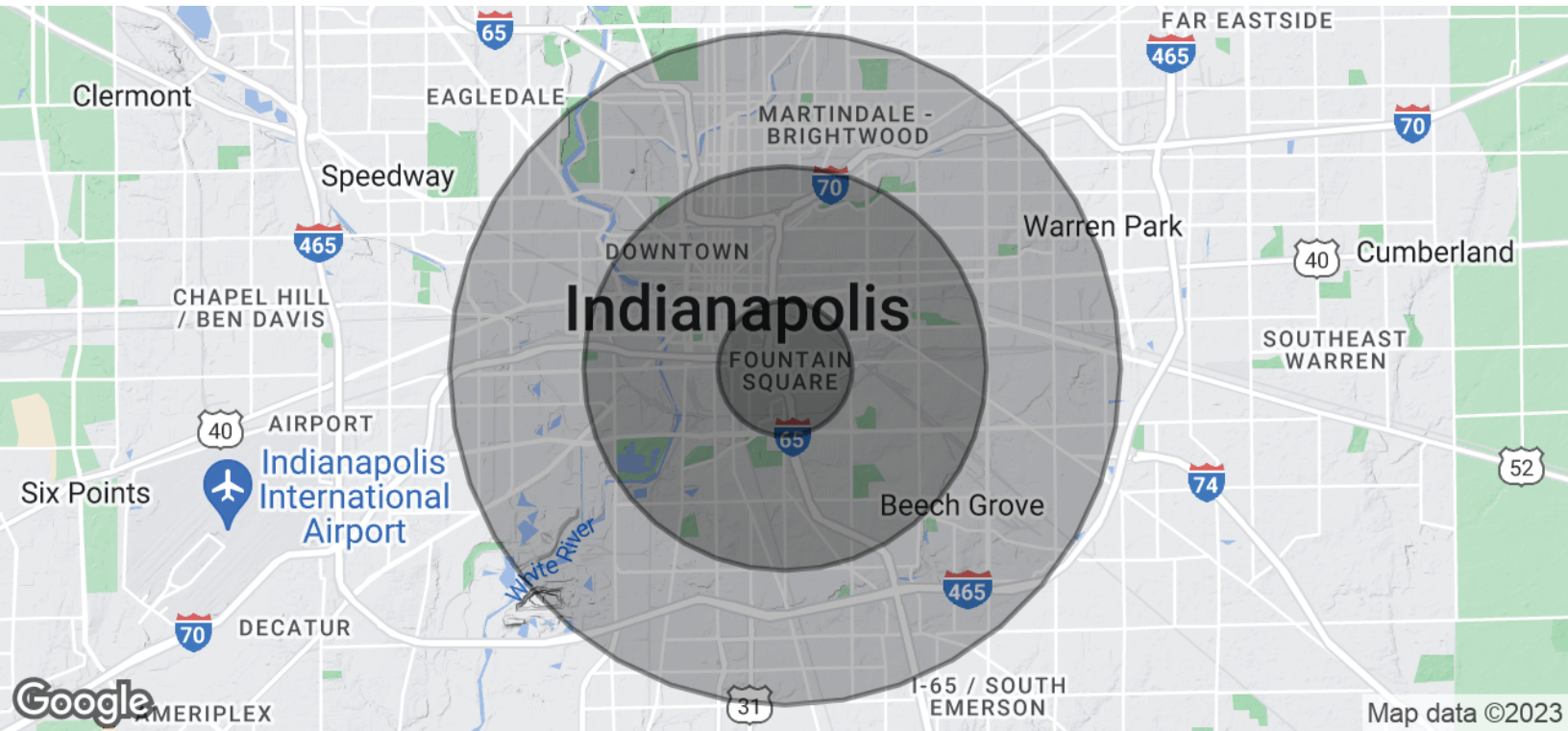
INDIANAPOLIS **CULTURAL TRAIL**
A Legacy of Gene & Marilyn Clark





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Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,878	99,748	235,362
Average Age	33.7	34.3	34.7
Average Age (Male)	34.8	34.0	33.3
Average Age (Female)	35.0	34.6	35.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,853	51,604	116,760
# of Persons per HH	1.8	1.9	2.0
Average HH Income	\$45,827	\$49,144	\$47,267
Average House Value	\$151,573	\$168,871	\$138,751

* Demographic data derived from 2020 ACS - US Census

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