



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.



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



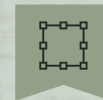
**SITUATED ON 56TH STREET
BETWEEN LAWRENCE VILLAGE
PARKWAY & MELNER DRIVE**



**PLANNED Q4 2025
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



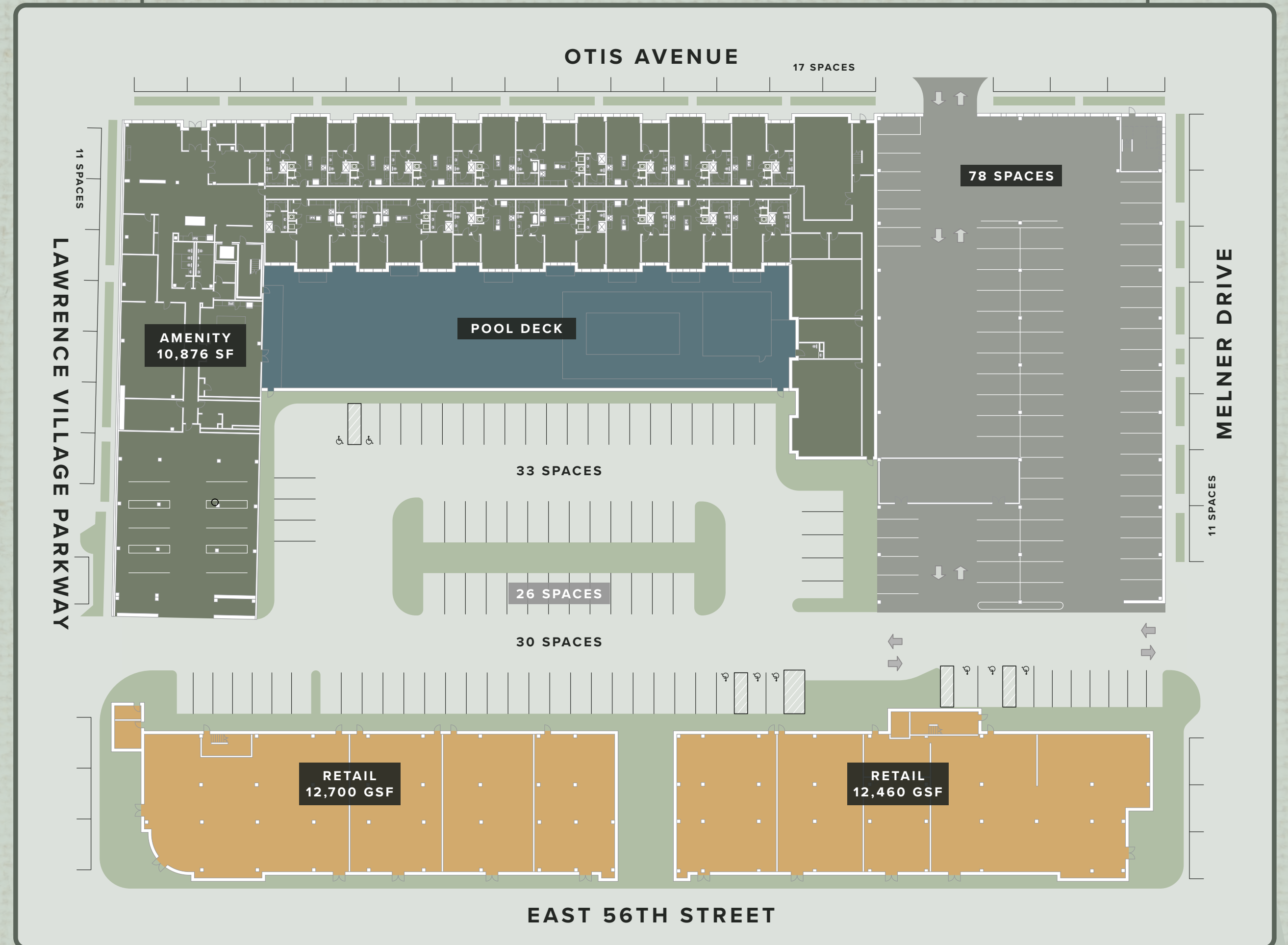
FIVE
STORY BUILDING



233
RESIDENTIAL UNITS

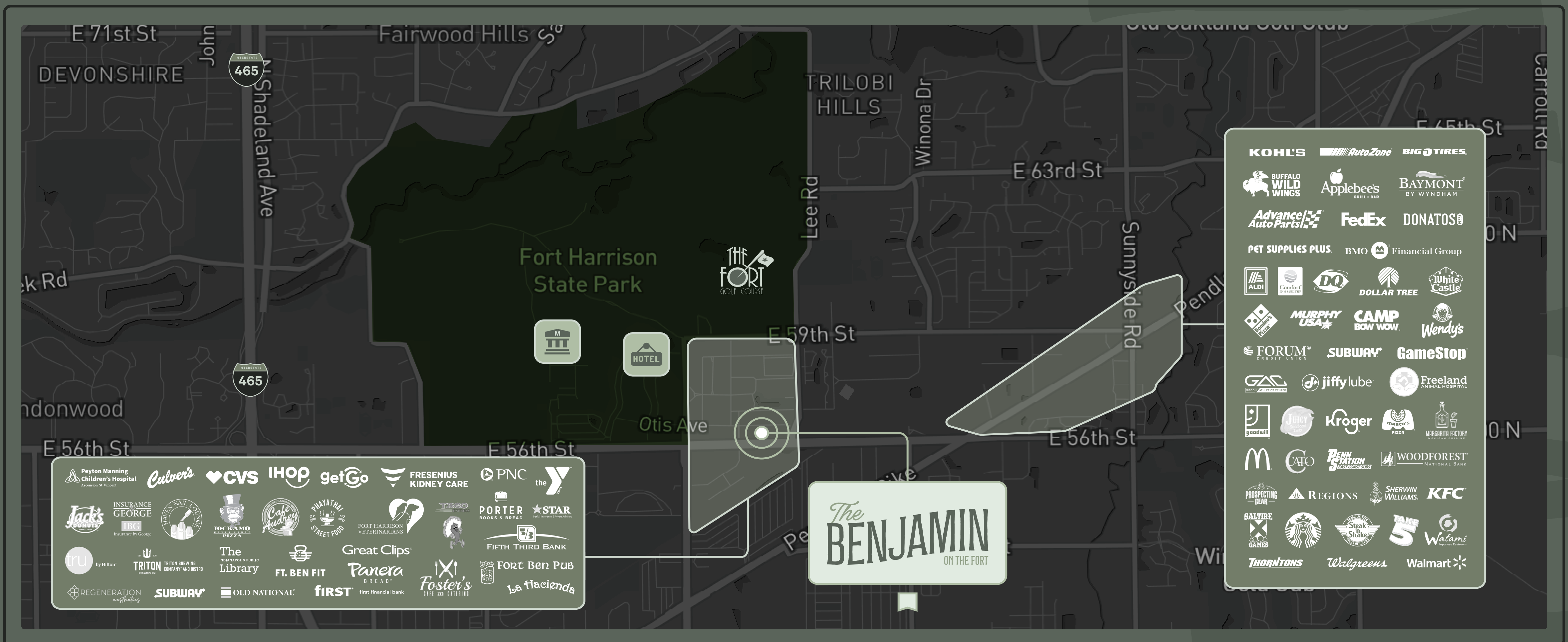


278
PARKING GARAGE SPACES
PLUS SURFACE PARKING



The Epicenter OF ACTIVITY

With area destinations including Fort Ben Cultural Campus, Lawrence Civic Plaza, Fort Harrison State Park, Fort Golf Resort, IVY Tech, and more, The Benjamin at the Fort offers access to a bustling community of consumers.



KOHL'S **AutoZone** **BIG O TIRES**

BUFFALO WILD WINGS **Applebee's** **BAYMONT BY WYNDHAM**

Advance Auto Parts **FedEx** **DONATOSO**

PET SUPPLIES PLUS **BMO Financial Group**

ALDI **Comfort** **DO** **DOLLAR TREE** **White Castle**

Domino's **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**

McDonald's **CAJO** **PENN STATION RESTAURANT** **WOODFOREST NATIONAL BANK**

PROSPECTING GEAR **REGIONS** **SHERWIN WILLIAMS** **KFC**

SALTIRE **Starbucks** **Steak 'n Shake** **TAKE 5** **Walmart**

THORNTONS **Walgreens** **Walmart**

Peyton Manning Children's Hospital **Calver's** **CVS** **IHOP** **getGo** **FRESENIUS KIDNEY CARE** **PNC** **the Y**

Jack's **INSURANCE GEORGE** **IBG** **INSURANCE BY GEORGE** **LAVER NAIL LUNGE** **JOCKAMO PIZZA** **Cafe Audrey** **PHAT THAI STREET FOOD** **FORT HARRISON VETERINARIANS** **TRIO** **PORTER BOOKS & BREAD** **STAR**

tru by Hilton **TRITON BREWING COMPANY AND BISTRO** **The INDIANAPOLIS PUBLIC LIBRARY** **FT. BEN FIT** **Great Clips** **Panera BREAD** **IXI Foster's** **FORT BEN PUB** **FIFTH THIRD BANK** **la hacienda**

REGENERATION aesthetics **SUBWAY** **OLD NATIONAL** **FIRST first financial bank**

The
BENJAMIN
ON THE FORT

DEMOGRAPHICS

IN 2023



POPULATION

WITHIN 3 MILES
78,311
WITHIN 5 MILES
186,525



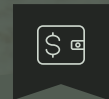
DAYTIME POPULATION

WITHIN 3 MILES
67,576
WITHIN 5 MILES
198,437



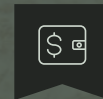
HOUSEHOLDS

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

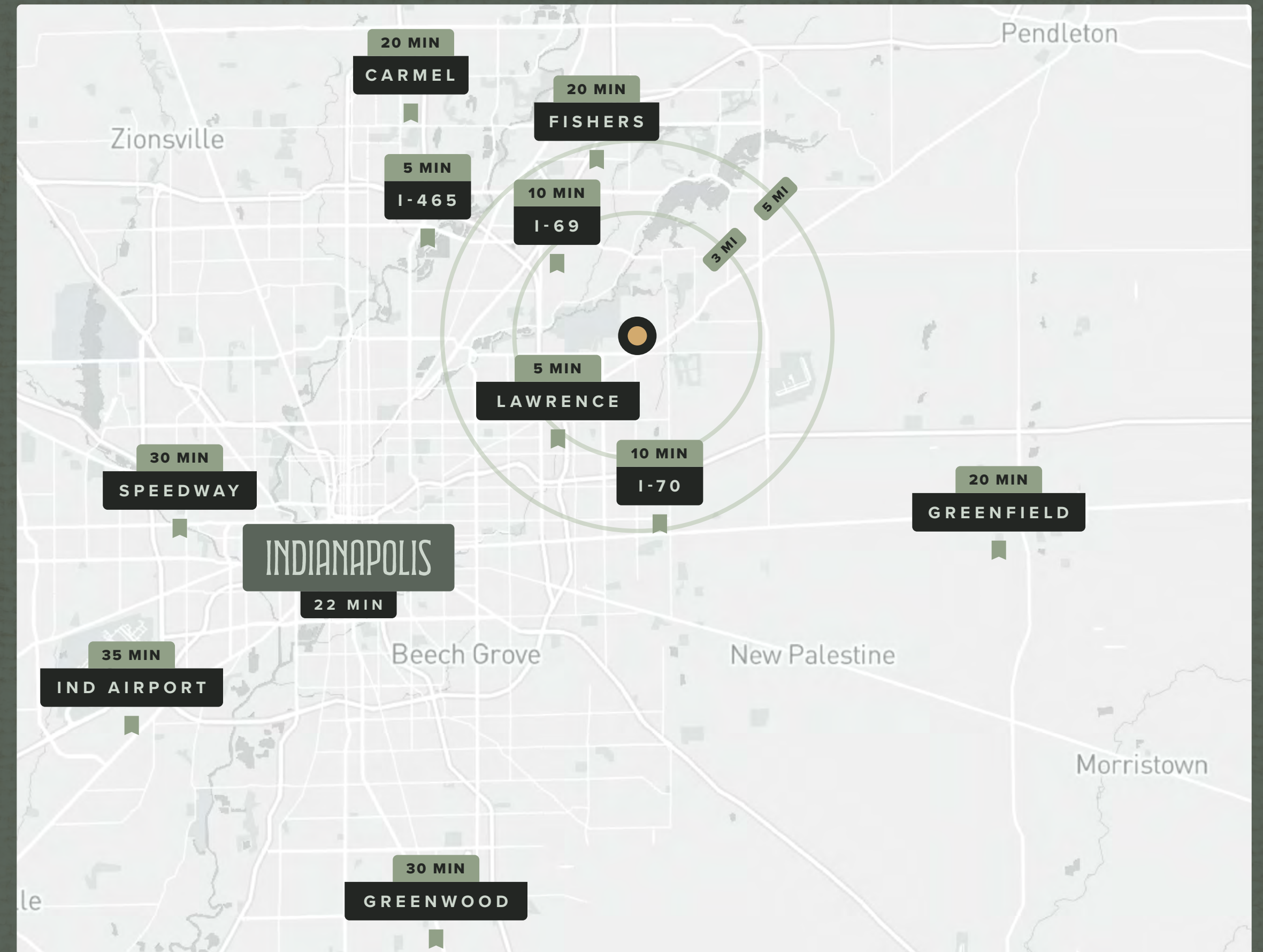
WITHIN 3 MILES
\$55.4M
WITHIN 5 MILES
\$151.0M



DINING OUT

CONSUMER EXPENDITURE

WITHIN 3 MILES
\$92.5M
WITHIN 5 MILES
\$256.0M



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

DIANA
ZAGARZHEVSKIY

VICE PRESIDENT

+1 317 518 6257

diana.zagarzhevskiy@cbre.com

CBRE

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