

RELIANT
PARTNERS

HISTORIC CADILLAC BUILDING

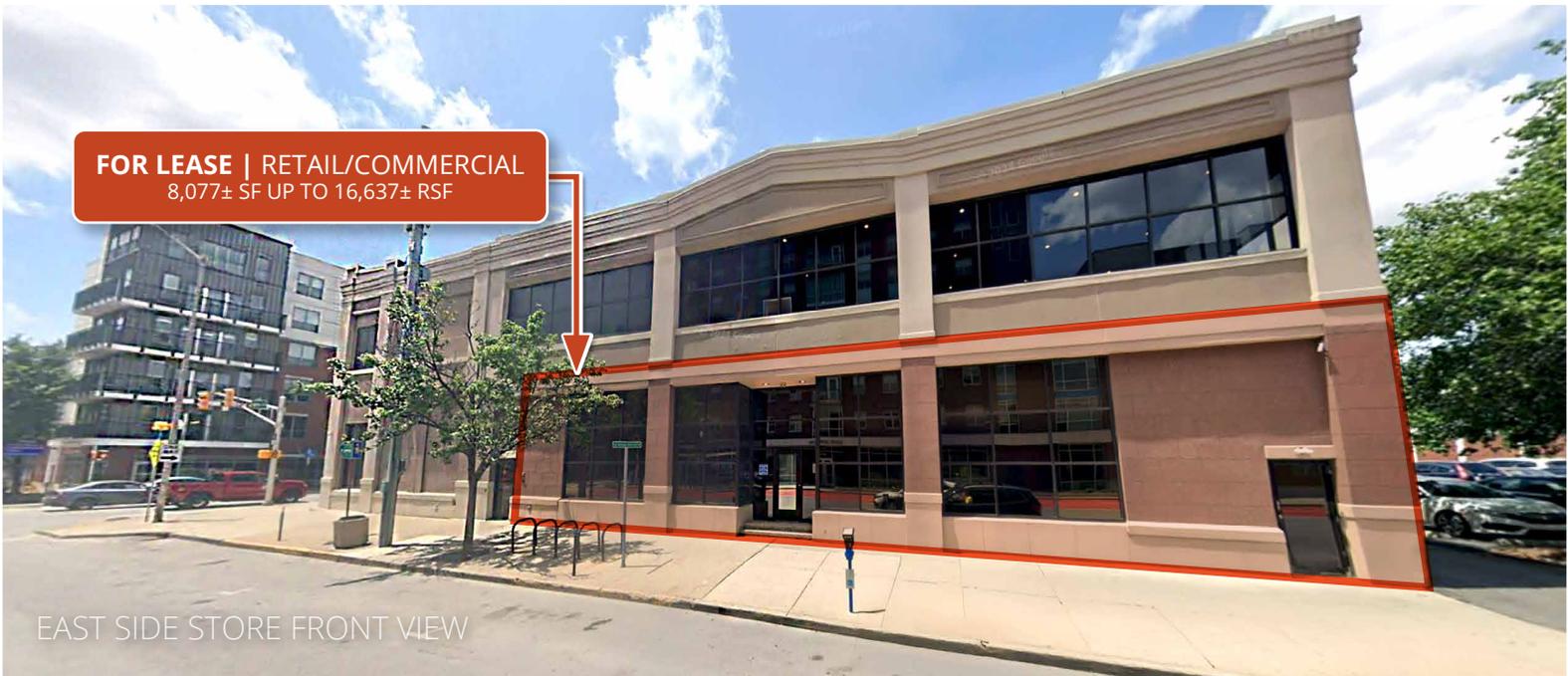
DOWNTOWN RETAIL/COMMERCIAL SPACE FOR LEASE

Downtown Indy // 500-502 N. Capitol Avenue // Indianapolis, IN 46204

HISTORIC CADILLAC BUILDING
4,026± RSF UP TO 16,637± RSF



NWC OF CAPITOL AVENUE AND MICHIGAN STREET



FOR LEASE | RETAIL/COMMERCIAL
8,077± SF UP TO 16,637± RSF

EAST SIDE STORE FRONT VIEW

COMMERCIAL REAL ESTATE



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DEMOS/TRADE AERIAL/PROPERTY FEATURES

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Est. Population 2024	21,200	127,100	284,300	Households 2024	12,900	56,400	118,800
Est. Proj. Population 2029	21,300	130,200	287,200	Daytime Employees 2024	117,800	186,800	244,700
Est. Avg. HH Income 2024	\$99,300	\$75,300	\$69,200	Total Businesses 2024	7,400	14,700	20,000



- FOR LEASE: 8,077± RSF UP TO 16,637± RSF retail/commercial space available on main level of Cadillac Building and 4,026± RSF office/loft space on second level (2,972 RSF available; includes 1,054 RSF of storage)
- 32 dedicated surface lot parking spaces and street parking available (4+ spaces/1,000 SF)
- Second level space features an open loft with lots of natural light and tall ceilings.
- Signage opportunities available
- Great access and visibility at the NWC of Capitol Ave and Michigan St in the heart of Downtown Indy.
- Average daily traffic volume well over 29,000 ADT on Capitol Avenue and Michigan Street combined
- Co-tenant is Concerta Urgent Care with nearby tenants including Kroger, Pure Barre, E Asian Harbor and many more.
- Just 3 blocks east of IUPUI Campus and 6 blocks from Monument Circle

**FOR INFORMATION,
PLEASE CONTACT:**

SCOTT LINDENBERG CCIM // 317.449.9697 // scott@reliantpartners.us
LINDSEY RONDEAU // 317.449.9697 // lindsey@reliantpartners.us

5594 E. 146th Street, Suite 200 // Noblesville, IN 46062 // www.reliantpartners.us

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MAIN LEVEL FLOOR PLAN



MAIN LEVEL INTERIOR:



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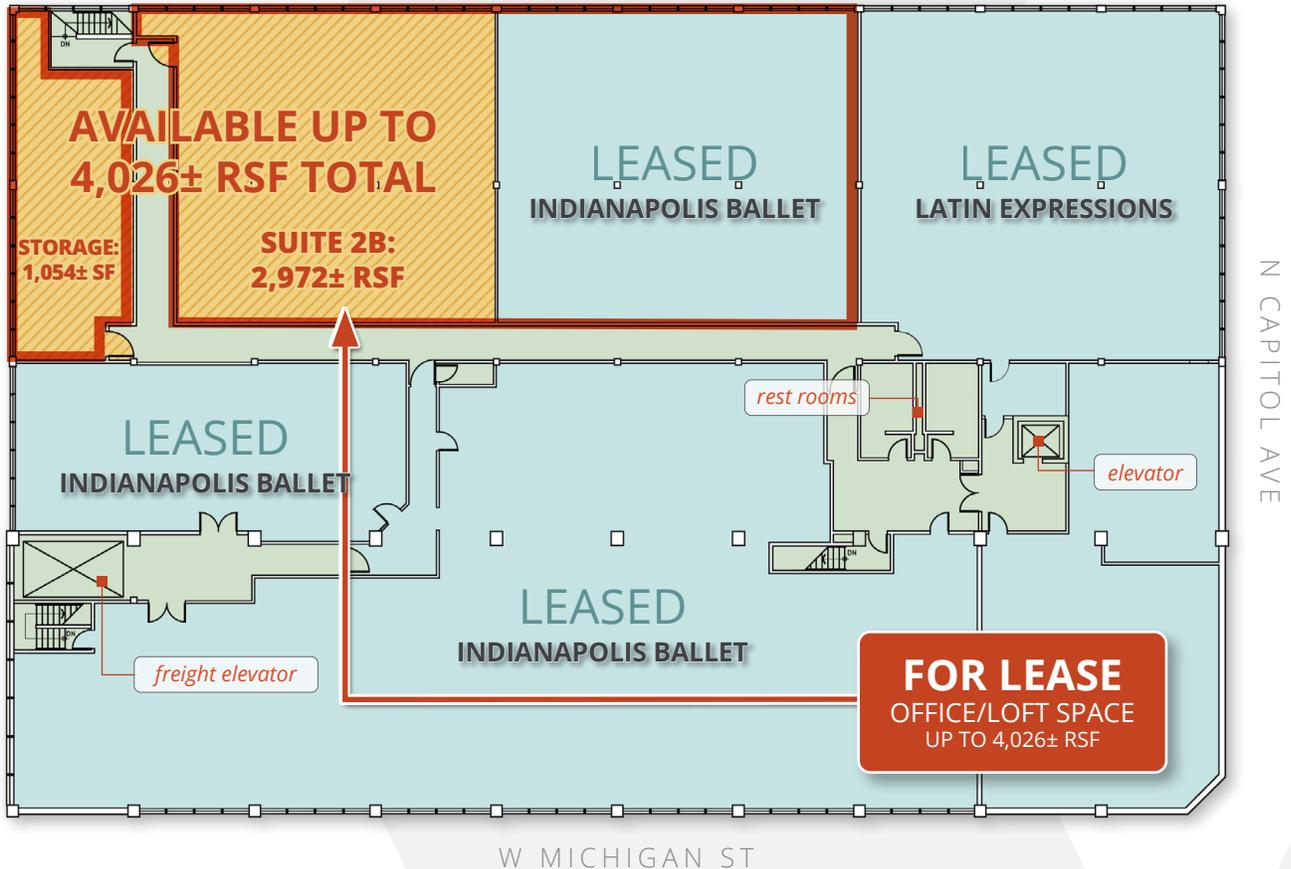


HISTORIC CADILLAC BUILDING DOWNTOWN RETAIL/COMMERCIAL SPACE FOR LEASE

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UP TO 4,026± RSF AVAILABLE

SECOND LEVEL FLOOR PLAN



SECOND LEVEL INTERIOR:



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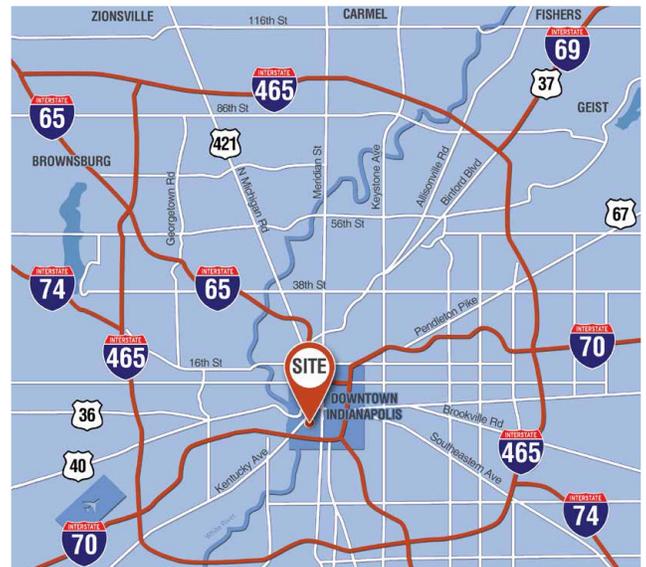
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4,026± RSF UP TO 16,637± RSF

CADILLAC BUILDING HISTORY:



- The first building on the site was built in 1910, and it was called the Indiana Automobile College with an address of 512 North Capitol. Thomas H. Dupont was the manager of a garage and a Cadillac dealership at that time. In 1911, the building was enlarged, and a string of businesses have been there since at the Cadillac building.
 - » 500: Cadillac Automobile Co.
 - » 506-508: Firestone Tire and Rubber Co.
 - » 510: Prest-O-Lite Racing Team Co. (owned by Carl Fisher & James A. Allison, the men who started the Indianapolis Motor Speedway)
 - » 510: Indianapolis Speedway Team Co.
 - » 510: Indianapolis Motor Speedway
 - » 510: Globe Realty Co.
 - » 514: Stewart-Warner Speedometer Corp.
- The tenants changed in 1926; they were as follows:
 - » 500: Firestone Tire & Rubber Co.
 - » 502: Physicians Thomas L. Sullivan, Sr. & Thomas L. Sullivan, Jr.
 - » 508: Prest-O-Lite Co. (service station)
 - » 510-514: Stewart Warner Products (service station)



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