

RETAIL PROPERTY FOR SALE & LEASE

225 North Walnut Street

Atlanta, IN 46031

COOMBES REAL ESTATE



PROPERTY DESCRIPTION

This single-tenant retail asset at 225 North Walnut Street offers a strong storefront presence with exceptional visibility. The floor plan supports a variety of merchandise concepts but in-place kitchen makes this an easy turn-key restaurant. Glass overhead doors, dedicated parking, and practical accommodations create a seamless experience for someone to open a restaurant or retail store.

PROPERTY HIGHLIGHTS

- Retail building with E 296th (W 600 S) & Walnut frontage
- Flexible interior layout accommodates diverse retail concepts
- Existing restaurant build out and equipment
- Dedicated onsite parking
- Practical loading area simplifies deliveries
- Newly renovated floor plan reduces tenant costs
- Durable exterior materials minimize long-term upkeep
- Strategic location along a visible, high-traffic corridor
- Attractive exterior signage opportunities enhance brand exposure

OFFERING SUMMARY

Sale Price:	\$995,000
Lease Rate:	Ask for Price
Building Size:	4,268 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	42	130	374
Total Population	129	390	1,111
Average HH Income	\$79,443	\$79,725	\$82,280

Robert Coombes

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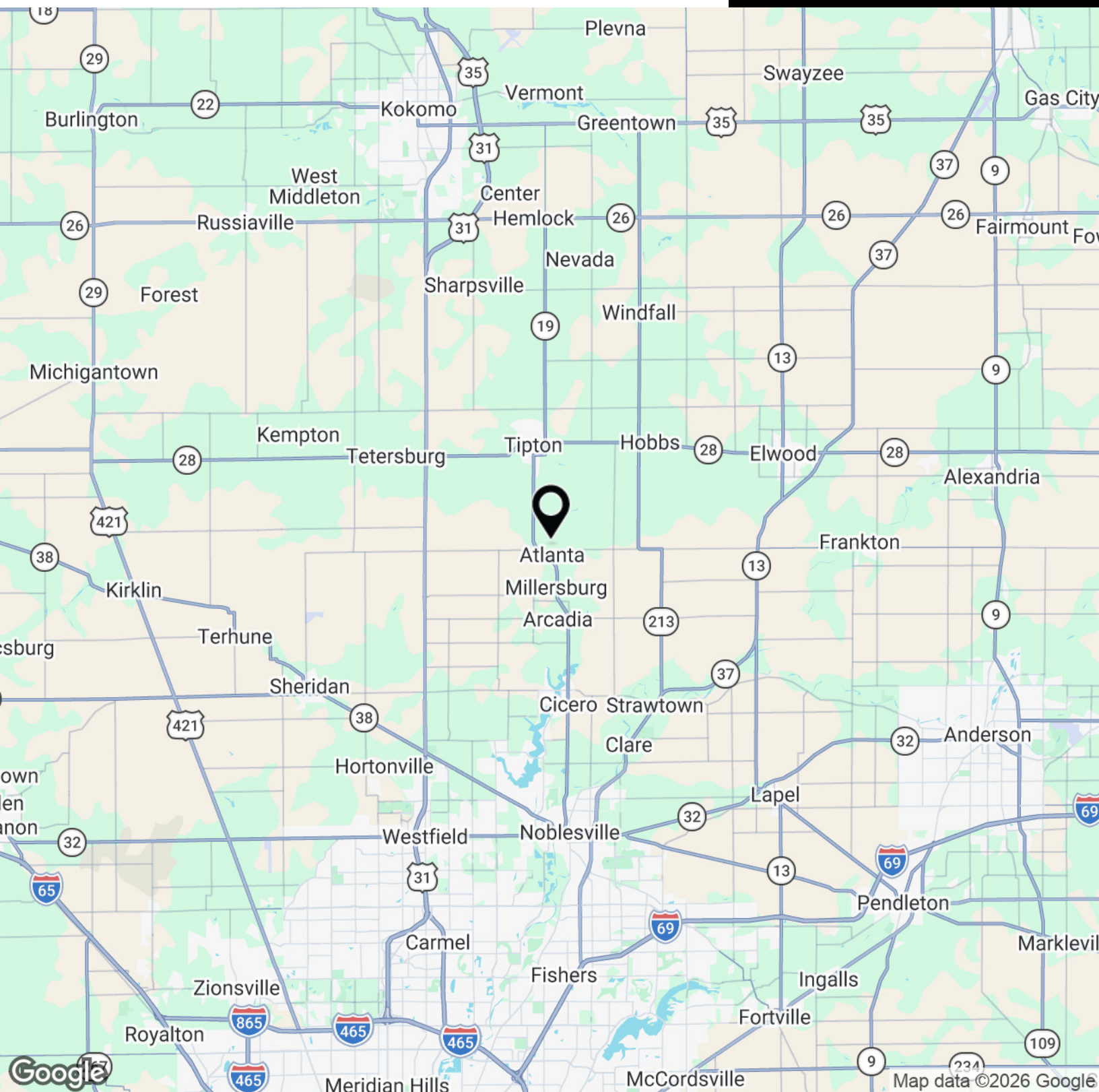
612 N Park Avenue, Indianapolis, IN 46204

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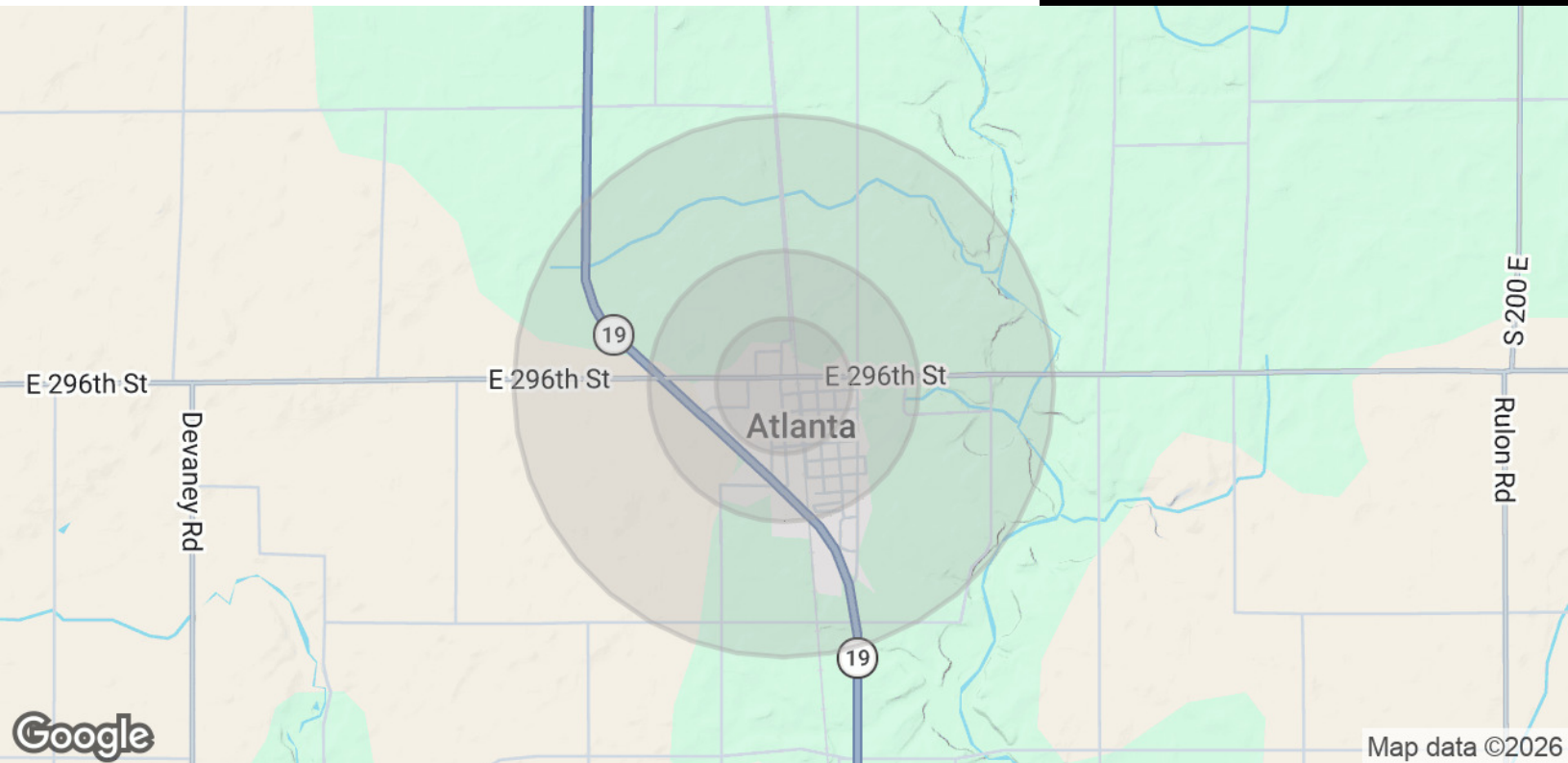
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	129	390	1,111
Average Age	38.9	39.2	39.4
Average Age (Male)	41.4	41.2	40.7
Average Age (Female)	33.2	34.0	35.1
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	42	130	374
# of Persons per HH	3.1	3.0	3.0
Average HH Income	\$79,443	\$79,725	\$82,280
Average House Value	\$148,846	\$146,096	\$139,926

2023 American Community Survey (ACS)

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