

# CAFE SPACE WITH NO HOOD ON MONON TRAIL

+/- 1,815 SF AVAILABLE FOR LEASE | BROAD RIPPLE






6311 E. Westfield Blvd., Indianapolis, IN 46220



## PROPERTY HIGHLIGHTS:

- +/- 1,815 SF cafe space; no hood opportunity
- 1st floor location of River House apartments with 86 luxury units and Solidcore
- Excellent walkability with frontage along the Monon Trail & adjacent McDonald's that according to Placer.ai has an increased traffic of 13% vs. Pre-COVID and on a strong upward trend
- Located in the heart of Broad Ripple Village surrounded by shops, restaurants, offices, apartments, and established neighborhoods

DEMOGRAPHICS	 1 MILE	 3 MILE	 5 MILE
Population:	11,465	78,842	221,137
Households:	6,011	35,392	98,371
Daytime Pop:	7,175	50,000	188,931
Avg. HH Income:	\$157,326	\$145,237	\$109,383

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[www.VeritasRealty.com](http://www.VeritasRealty.com)



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MARKET  
AERIAL

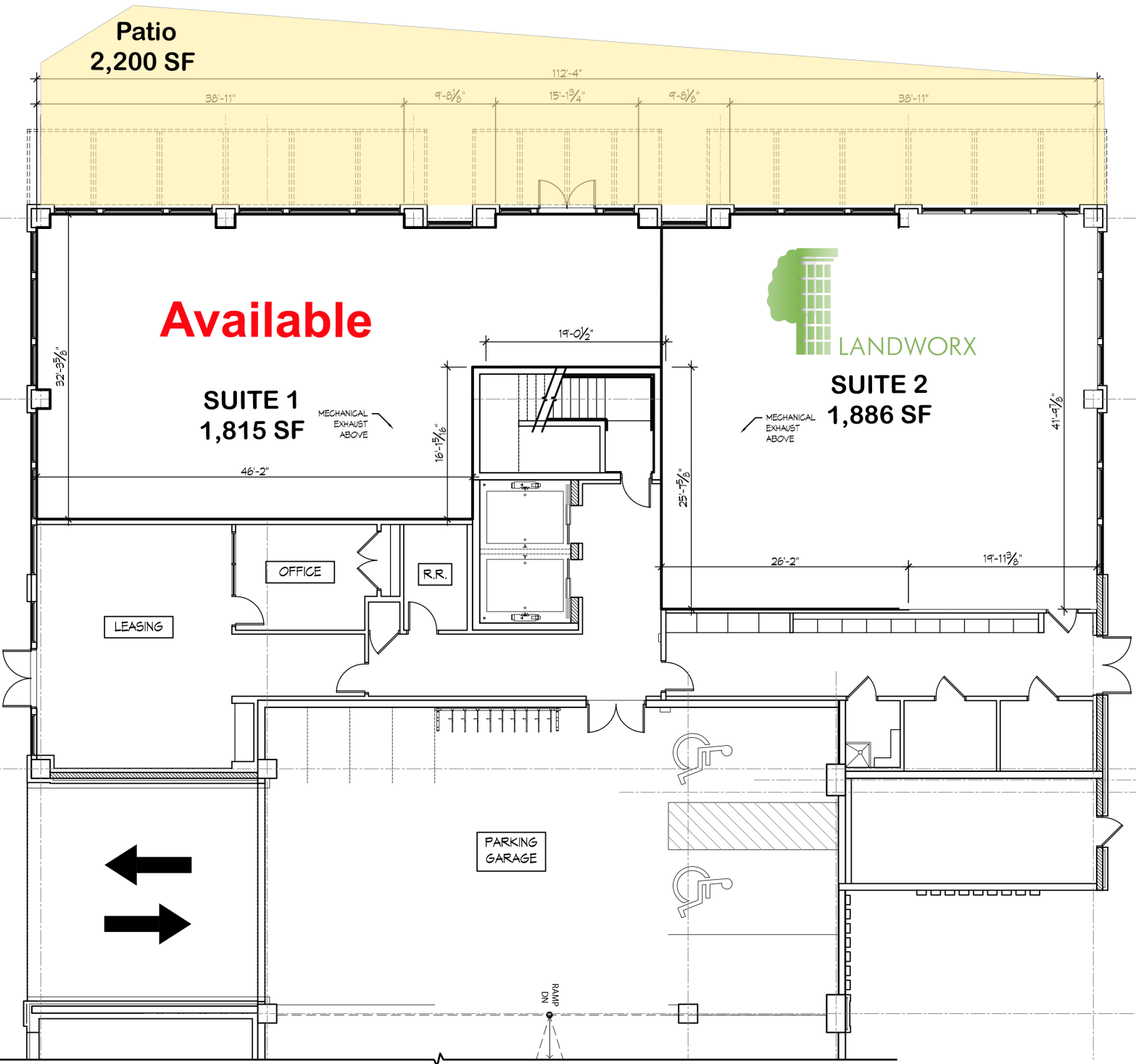




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SITE  
PLAN





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SITE  
PHOTOS





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