ANGELO'S

201 S. COLLEGE AVE. INDIANAPOLIS, INDIANA

GROTTE s Q U A R E

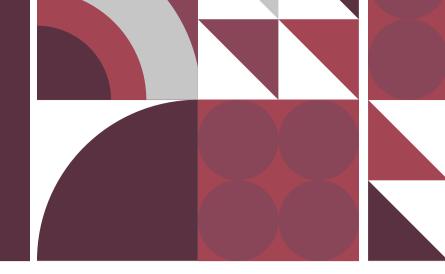
JOIN THE JOURNEY:

BE A PART OF THE NEXT CHAPTER IN OUR GROWING COMMUNITY.

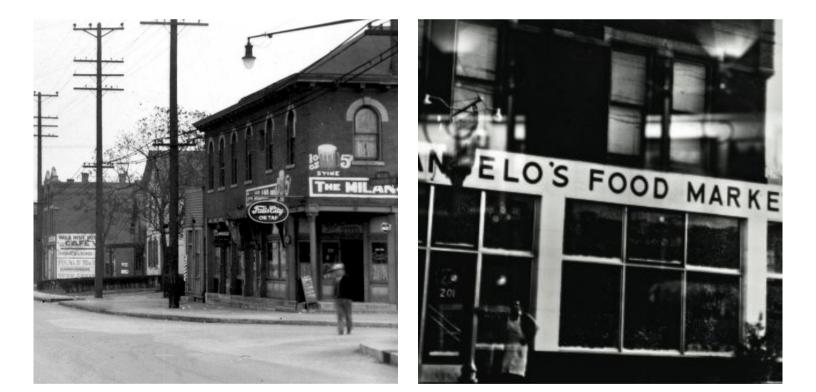




LASTING LEGACY



Discover the rich history of LaGrotte Square, tracing back to the 1850s when Irish, Italian, and Greek immigrants contributed to the neighborhood's vibrant atmosphere, earning it the nickname "Irish Hill." In the early 1900s, the Modaffaris and LaGrottes, prominent Italian families, left a lasting legacy with establishments like the Milano Inn and Angelo's food market. Today, LaGrotte Square pays homage to this heritage while presenting a modern development on the evolving east end, embodying the spirit of its dynamic past.

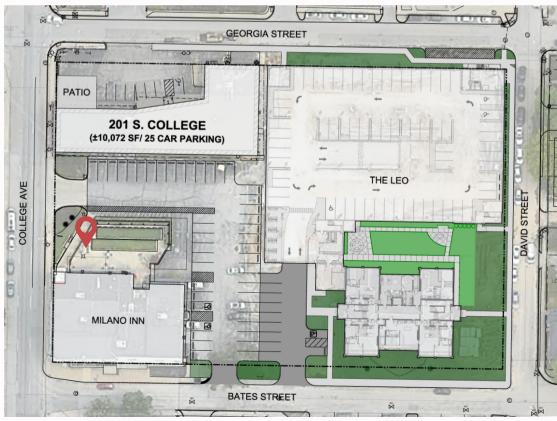


Newly redeveloped flexible retail and/or creative office spaces along South College Avenue with on-site parking and high ceilings ready to be finished out with exciting new finishes!

Be part of an exciting mixed-use development that includes the new Class A multifamily apartments (The Leo Indy), existing retail users (Mori Sushi, Photography Studio, and Barre Code), creative office space, and residential townhomes. The building suites will have patio spaces available with incredible views of downtown Indianapolis and walking distance to other retail users such as Metezoa & Sun King Brewery, Iaria's, Amberson Coffee, and Flower Boys flower shop.

In addition to The Leo apartments, there is also hundreds of other multifamily units across the street from 201 S. College, high quality apartments The Vue and Waverly.



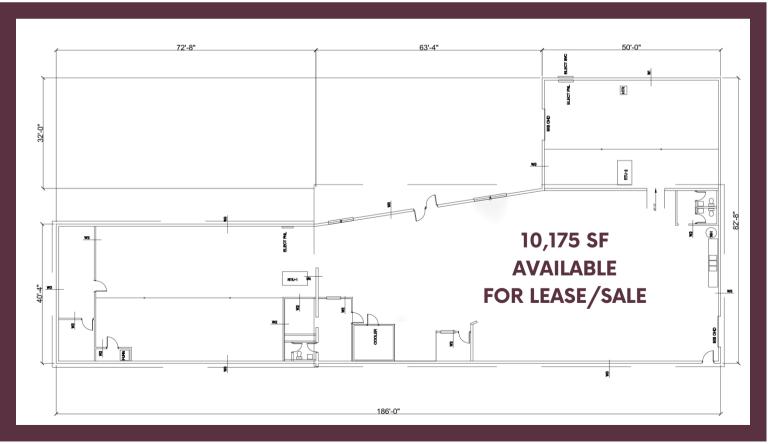




- Suites: Flexible sizing down to 1,636 SF
- TI Allowances available for customizable Tenant build-out
- Outdoor patio spaces available with roll-up garage doors
- Quick access to I-65/70
- Parking 30 shared spaces
- Creative mix of modern & historical design
- Uses: Restaurant, Retail, Creative Office
- Ceiling Heights: 10' 14'
- Located among many restaurants, hotels, multifamily, and other local businesses

GREAT LOCATION





EAT

- 1 Futuro
- 2 Hardee's
- 3 Indiana City Brewing Company
- 4 Ash & Elm Cider Co.
- 5 Natural State Provisions
- 6 King Dough
- 7 Geraldine's Supper Club & Lounge
- 8 Dairy Queen
- 9 Sam's Silver Circle
- 10 Turchetti's Delicatessen
- 11 Revolucion
- 12 Imbibe
- 13 Wine Market & Table
- 14 El Arado Mexican Grille
- 15 Easy Rider Diner
- 16 La Margarita
- 17 Bovaconti Coffee
- 18 Harmony Tea Shoppe
- 19 Square Scoop
- 20 Three Carrots
- 21 The Inferno Room
- 22 Chilly Water Brewing Company
- 23 Hotel Tango Distillery
- 24 Bluebeard
- 25 Calvin Fletcher's Coffee Company
- 26 La Eskina
- 27 Dugout Bar
- 28 Greek's Pizzeria
- 29 Milktooth
- 30 Aroma Indian Cuisine & Bar
- 31 Tappers Arcade Bar
- 32 Amberson Coffee & Grocer
- 33 Iaria's Italian
- 34 Mori Sushi
- 35 Metazoa Brewing Company
- 36 Sun King Brewery
- 37 Market Table Restaurant
- 38 Yolk
- 39 Agave and Rye
- 40 Taxman CityWay
- 41 Qdoba
- 42 Vida
- 43 Parlor Public House
- 44 Easley Winery
- 45 The Great Divide
- 46 St. Joseph Brewery
- 47 Kaffeine Coffee Co.
- 48 Livery
- 49 BODHI
- 50 Rooster's Kitchen
- 51 Mimi Blue Restaurants
- 52 Yats
- 53 Love Handle

- 12 57 . JOSEPH HISTORIC NEIGHBORHOOD 50 49 545 6 CHATHAM-60⁵⁹⁵³⁵² RENAISSANCE 47 1 3 78 75 LOCKERBIE 45 ARSENAL HEIGHTS 36 COLE-NOBLE 12 MARKET EAST 72 3 DLESALE 35 40 41 34 387 88 33 31³⁰ (29ER PLA 28 23 26 ATH SQUARE 20
- 54 Blue Collar Coffee Co
- 55 Modita
- 56 Pin Mechanical
- 57 The Garage Food Hall
- 58 Gaucho's Fire
- 59 The Fountain Room
- 60 Peace Water Winery
- 61 FortyFive Degrees
- 62 Thaitanium
- 63 Mesh
- 64 Chatham Tap
- 65 Tini
- 66 Ralston's
- 67 Petra Cafe
- 68 Union 50
- 69 Condado Tacos
- 70 Dave's Hot Chicken
- 71 Nine Irish Brothers

- 72 Goodfellas Pizzeria
- 73 The Rathskellar
- 74 Chatterbox Jazz Club
- 75 World of Beer
- 76 Starbucks
- 77 Bru Burger Bar
- 78 Tavern at the Point
- 79 La Parada

LIVE

- 1 AutoZone
- 2 Family Dollar
- 3 Midland Arts & Antiques Market
- 4 Capture Fitness
- 5 Atomic Bowl Duckpin
- 6 HI-FI Indy7 F45 Training
- 7 Best Western

- 8 YMCA
- 9 Whole Foods Market
- 10 Needler's Fresh Market
- 11 Cirgue Indy
- 12 StretchLab
- 13 Living Room Theaters
- 14 True Value

STAY

- 1 Fountainview Inn
- 2 La Quinta Inn & Suites

Bottleworks Hotel

Mansion On The Mile B&B

3 The Alexander

Nestle Inn

4

5

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CONTACT US





DAN PHAIR

SVP DEVELOPMENT 317-710-4612 DPHAIR@HOLLADAYPROPERTIES.COM

GRANT RIORDAN

DEVELOPMENT 317-593-3095 GRIORDAN@HOLLADAYPROPERTIES.COM



