



501 N. College Ave.  
Indianapolis, IN 46202



### PROPERTY DESCRIPTION

Rare historic opportunity in a prime location within the Bottleworks and Mass Ave node. Space provides 2 full-service bars, a small kitchen with a hood, and walk-in cooler. Building provides ample storage and electric, along with a 3-story elevator for easy accessibility. Walking distance to a variety of dining and entertainment venues, along with tremendous population growth. Amenities surrounding include Bottleworks Hotel, Mesh, Livery, The Fountain Room, The Rathskeller, BODHI, The Garage Food Hall, PiNS Mechanical Company, Stretchlab, Sandbox VR, Penn & Beech, and many more!

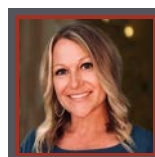
### PROPERTY HIGHLIGHTS

- Kitchen space with a hood and walk-in cooler
- Full-service bar downstairs and upstairs
- Parking lot availability
- Building elevator services 1st – 3rd floors
- Unfinished basement and 3rd floor
- Located between Lockerbie and Chatham–Arch neighborhoods
- Easy interstate access including I-65, I-70, and I-465
- Can be converted to mixed-use – with appropriate approvals

### OFFERING SUMMARY

Sale Price:	Contact Broker
Building Size:	7,569 SF
Lot Size:	.07 AC
Additional Parking:	.18 AC

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	12,310	51,029	113,922
Total Population	21,215	112,352	268,745
Average HH Income	\$112,890	\$77,473	\$74,704



**Crystal Kennard**  
VP, Brokerage  
317.418.2464  
ckennard@tharprealty.com

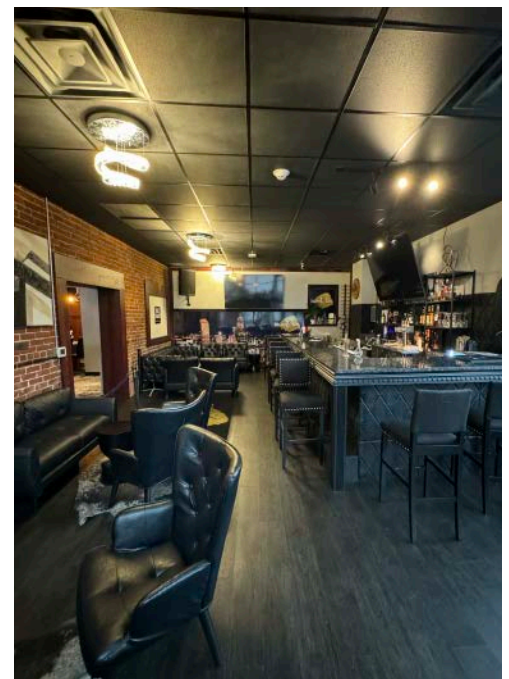
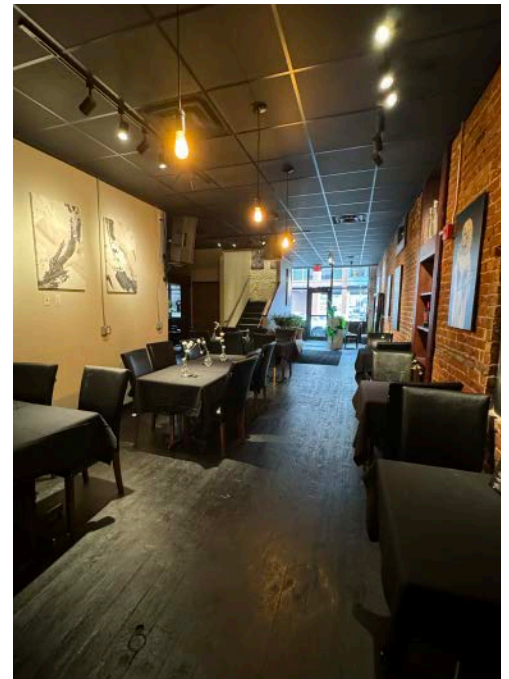
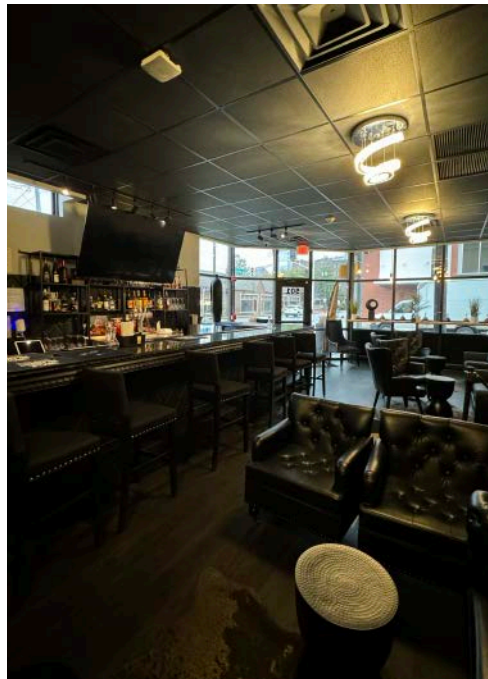
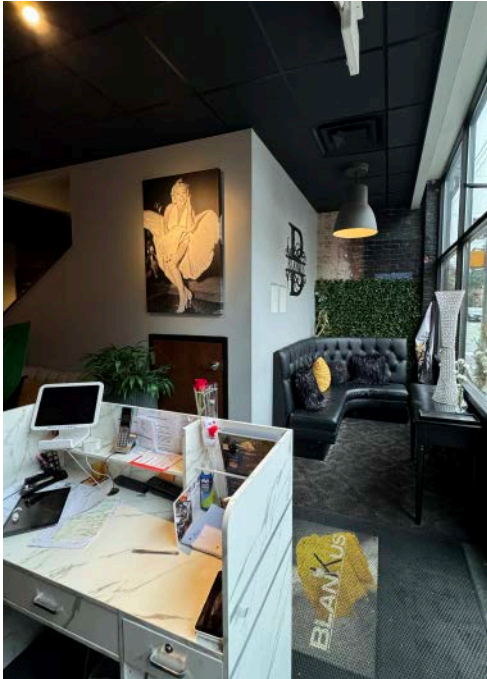






501 N. College Ave.  
Indianapolis, IN 46202

## Interior Photos

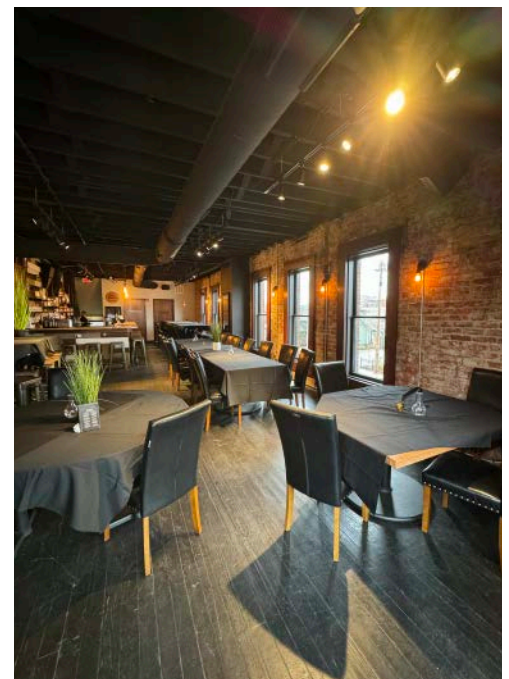
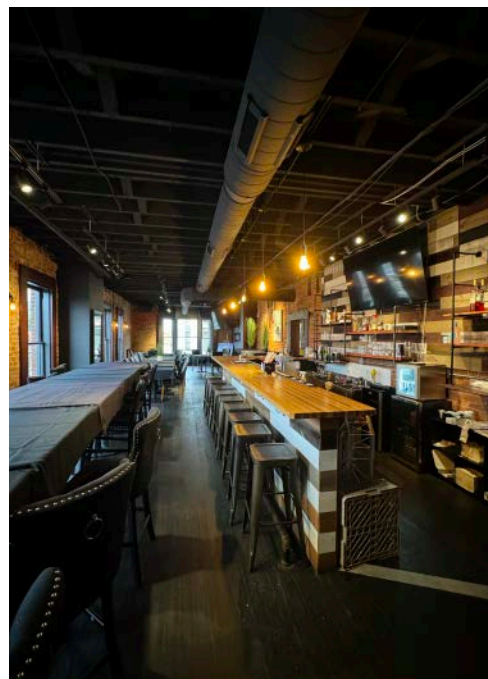
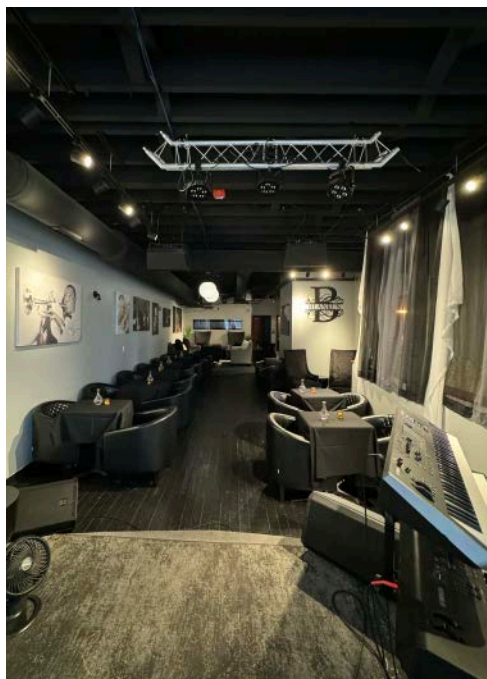
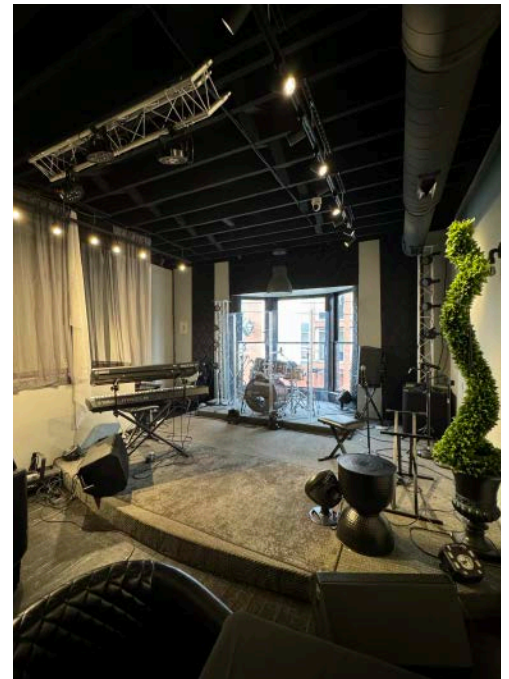
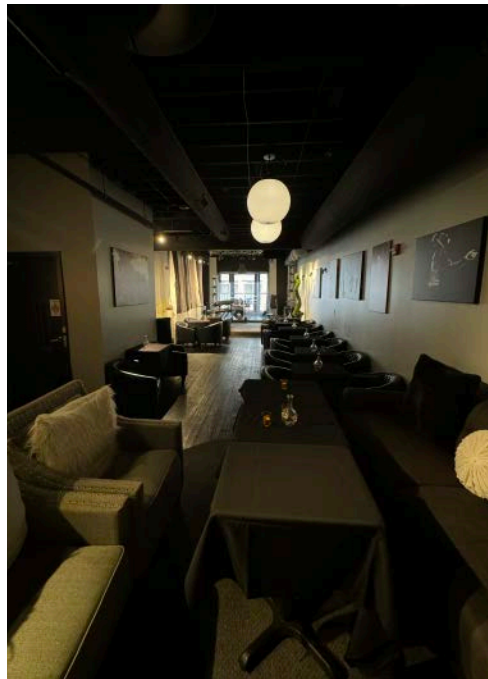
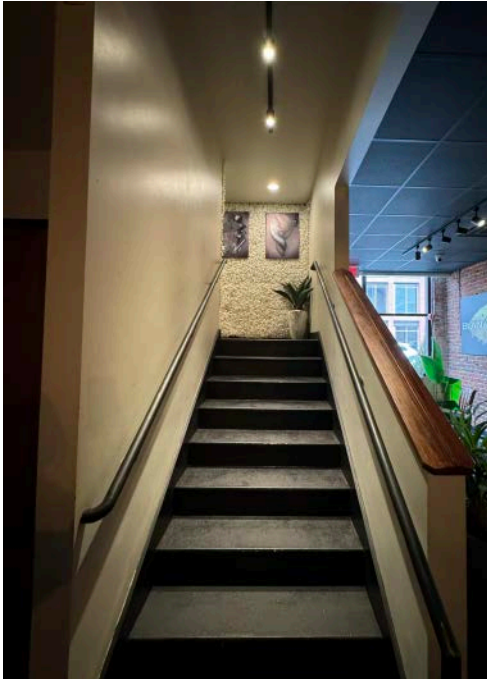






501 N. College Ave.  
Indianapolis, IN 46202

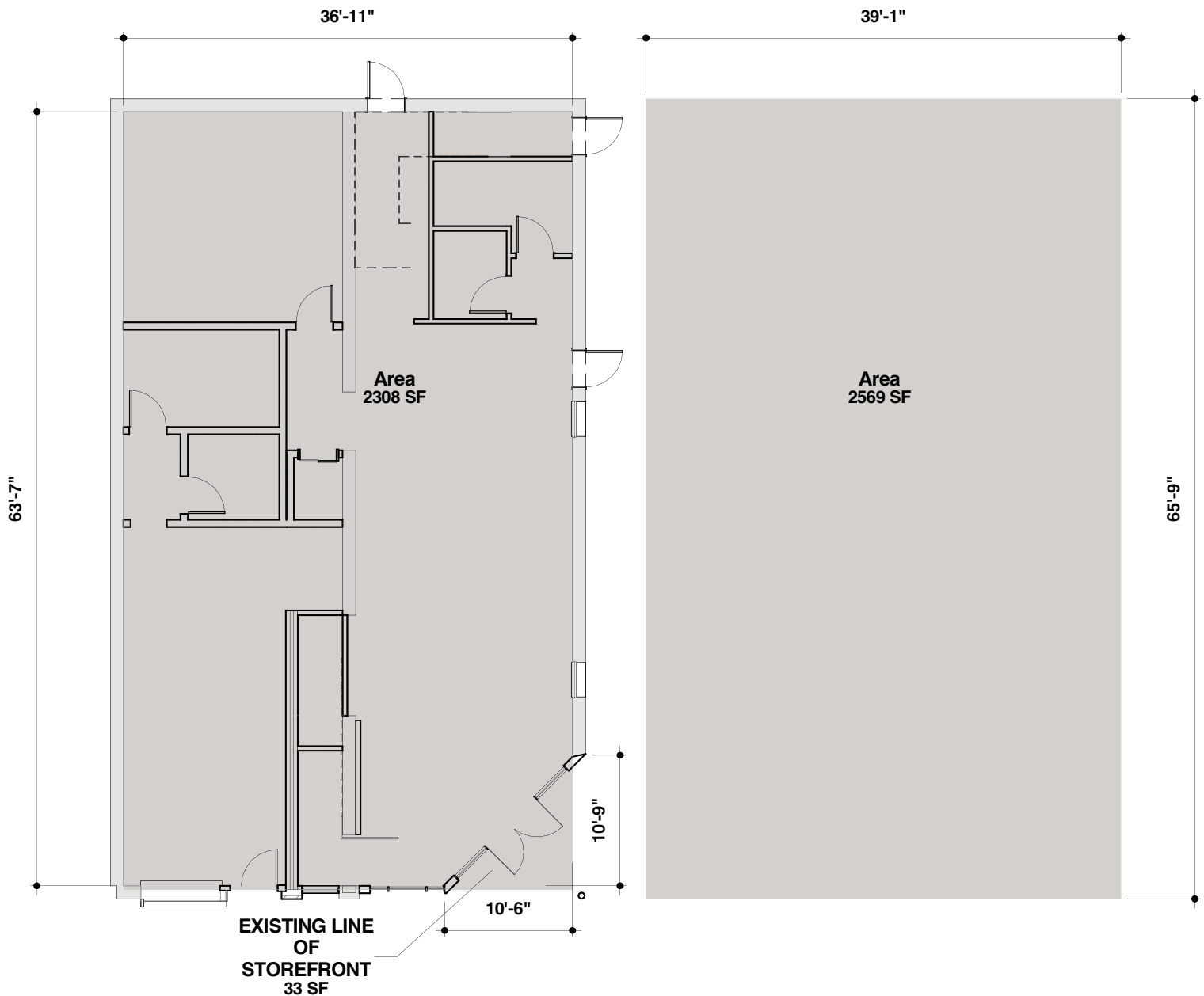
## Exterior Photos





501 N. College Ave.  
Indianapolis, IN 46202

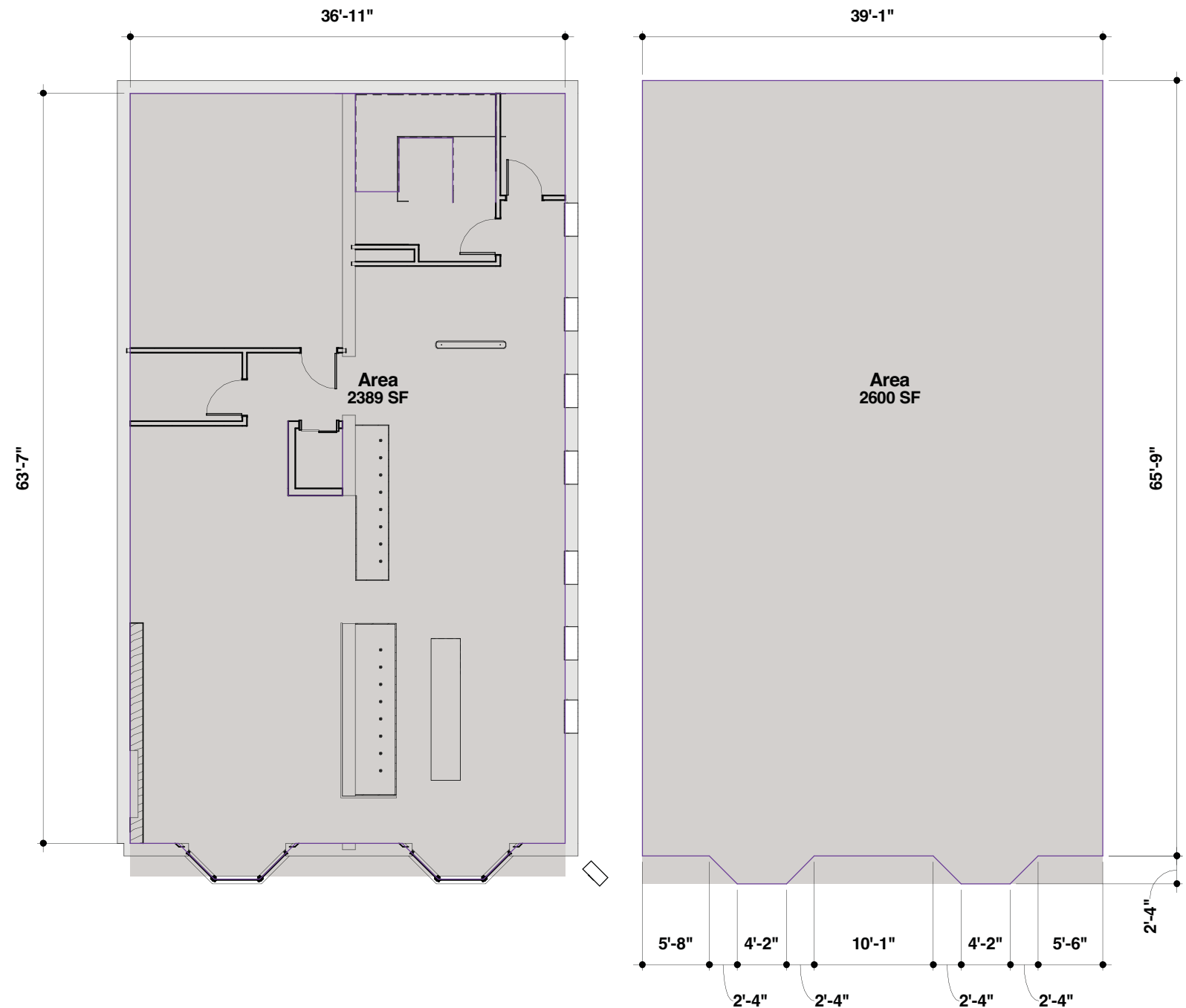
## Floorplan – First Floor





501 N. College Ave.  
Indianapolis, IN 46202

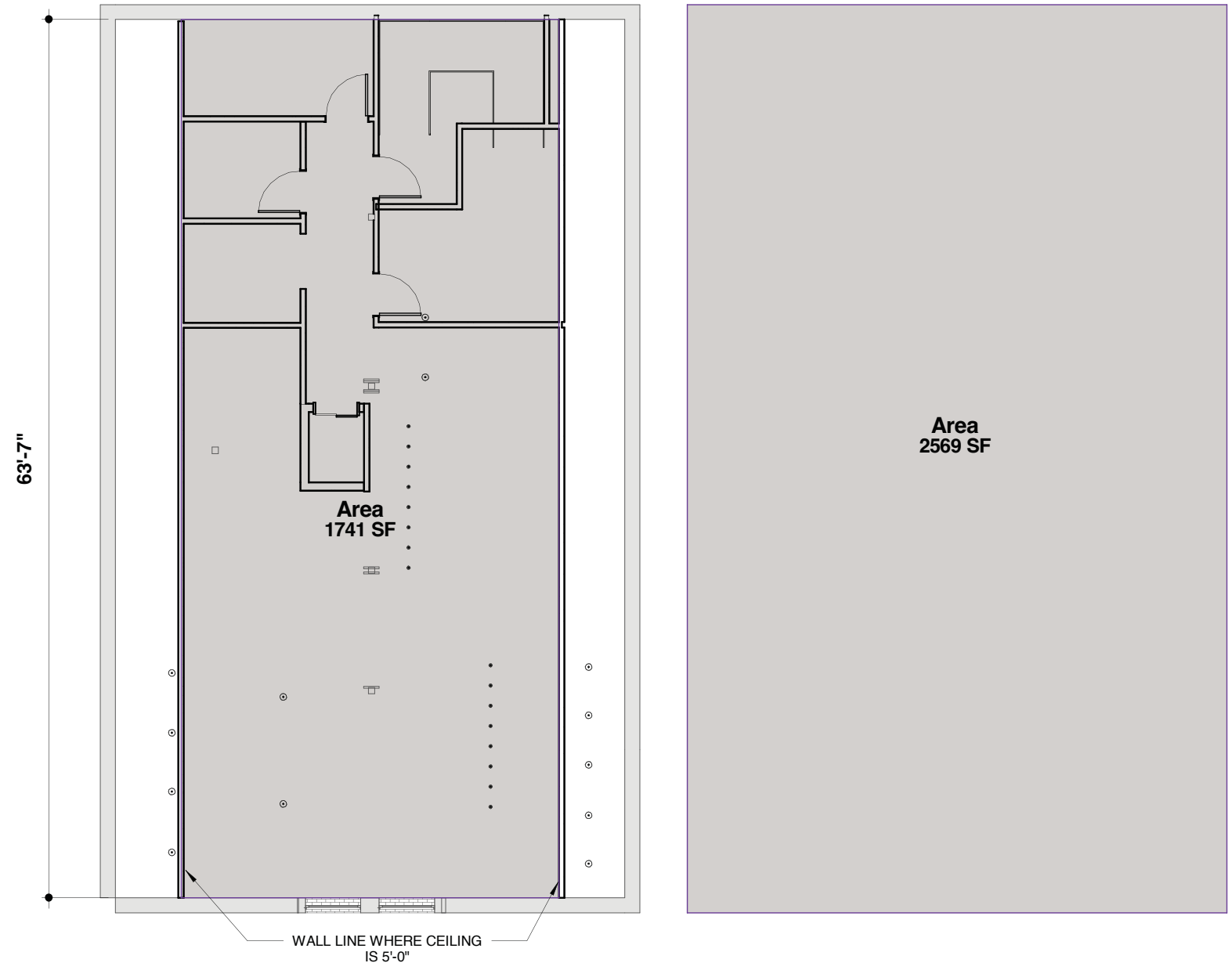
## Floorplan – Second Floor





501 N. College Ave.  
Indianapolis, IN 46202

## Floorplan – Third Floor

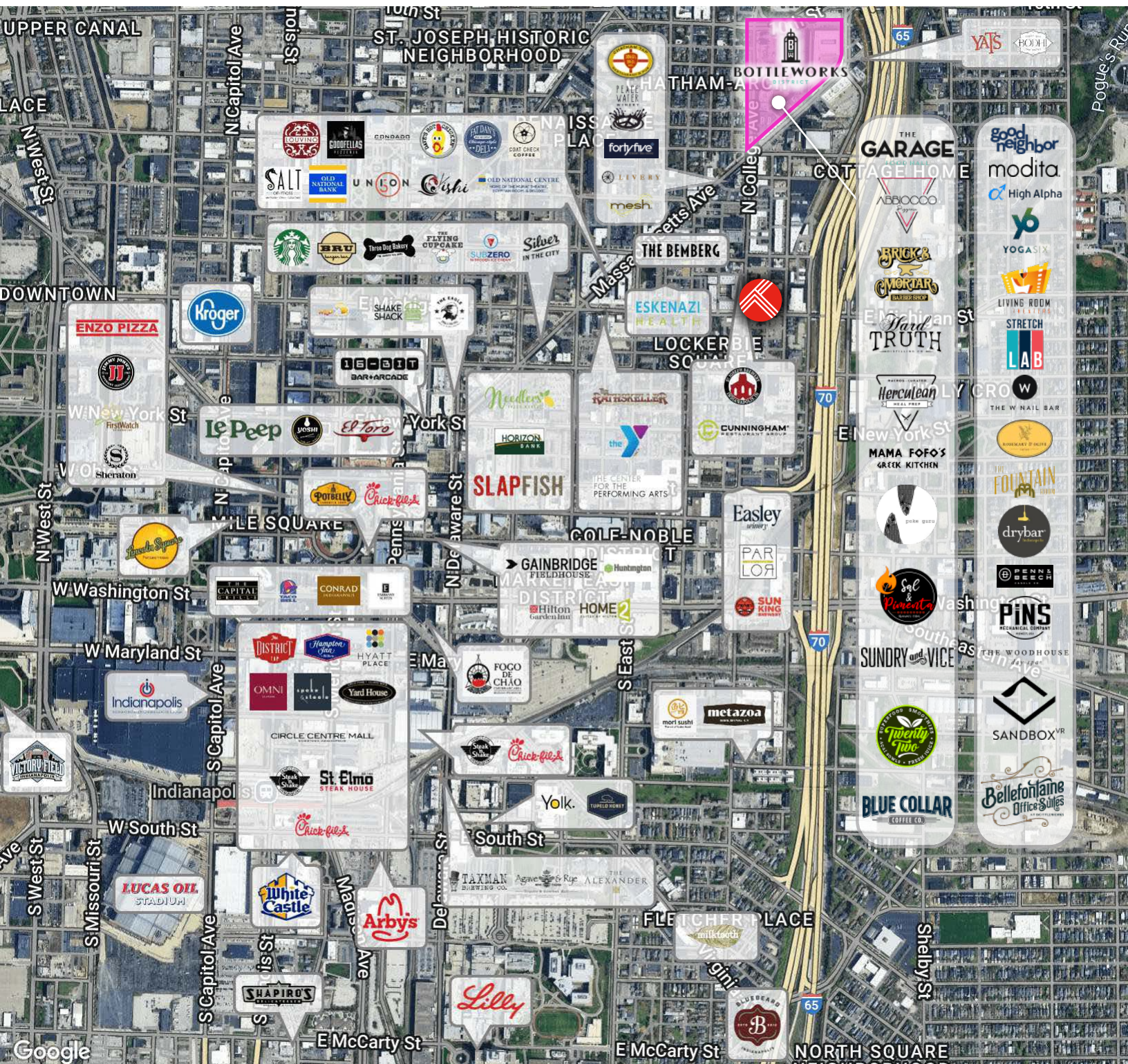






# 501 N. College Ave. Indianapolis, IN 46202

## Surrounding Businesses

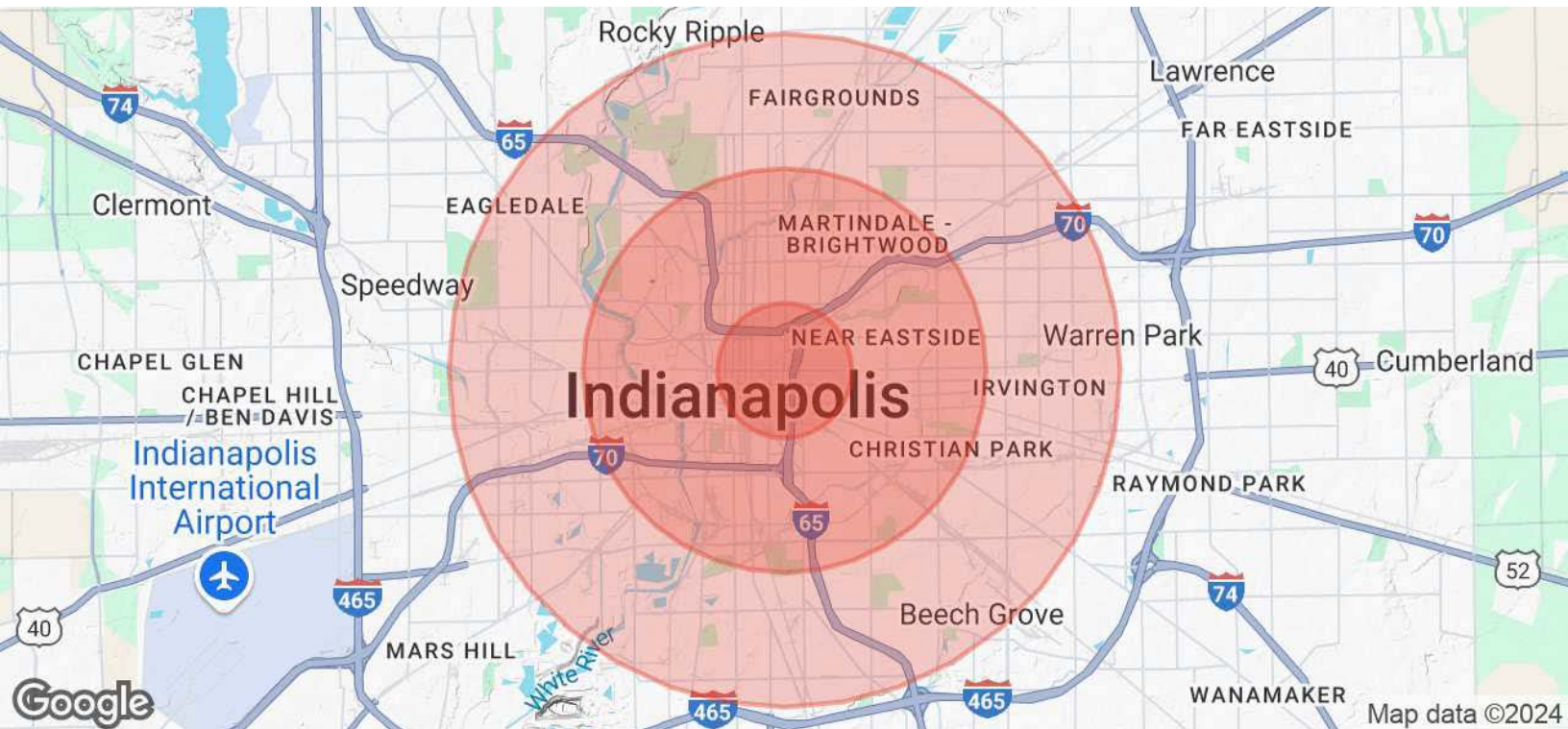






501 N. College Ave.  
Indianapolis, IN 46202

## Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	21,215	112,352	268,745
Average Age	37	36	37
Average Age (Male)	38	36	36
Average Age (Female)	36	36	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	12,310	51,029	113,922
# of Persons per HH	1.7	2.2	2.4
Average HH Income	\$112,890	\$77,473	\$74,704
Average House Value	\$521,508	\$310,066	\$258,176

Demographics data derived from AlphaMap

