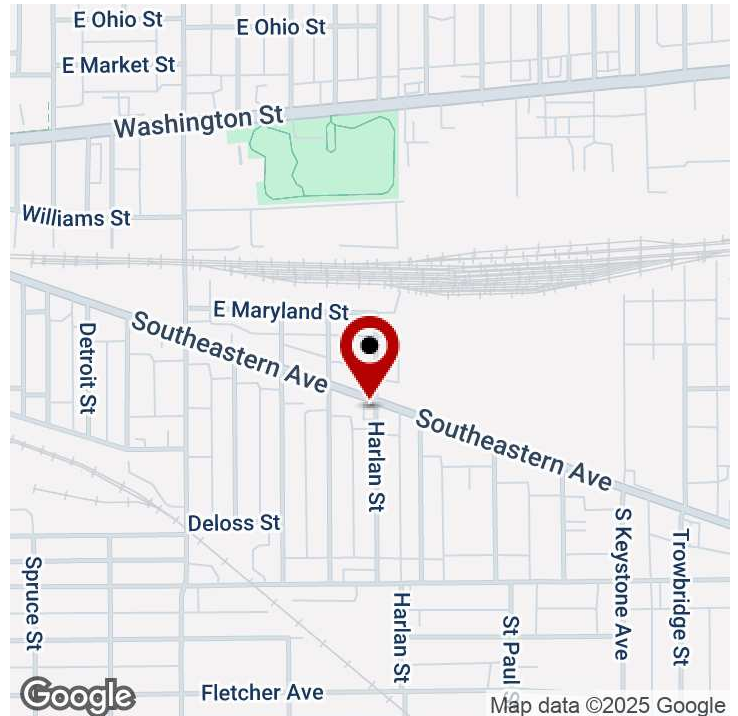


## RETAIL FOR SALE

# CORNER PUB AND RESTAURANT FOR SALE

2023 Southeastern Ave, Indianapolis, IN 46201



### PROPERTY DESCRIPTION

Investment Opportunity in downtown Indianapolis, less than 1 mile from the new Justice center. Completely renovated in 2023, this 2,500 SF Turn-Key Restaurant has everything you need to open your restaurant or cafe. The sale includes the real estate, liquor license, and all restaurant equipment, including a hood, fryers, walk-in cooler, prep station, grill, tables, chairs, and more. Pylon sign available, 15+ parking spaces on site with additional street parking nearby, and additional parking area available for purchase.

### PROPERTY HIGHLIGHTS

- Real Estate, Equipment, Liquor License, and Business included
- Ample Onsite Parking
- 70 Person Occupancy
- Pylon Sign
- Outdoor Dining Area

### OFFERING SUMMARY

Sale Price:	\$525,000
Lot Size:	0.26 Acres
Building Size:	2,506 SF
Zoning:	C-1
2025 Semi-Annual Taxes:	\$1,087.00

DEMOGRAPHICS	0.5 MILES	1 MILE	3 MILES
Total Households	1,111	6,180	52,278
Total Population	2,742	14,533	114,971
Average HH Income	\$58,352	\$75,053	\$78,766

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it.

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It's Your Vision. Why Wait?



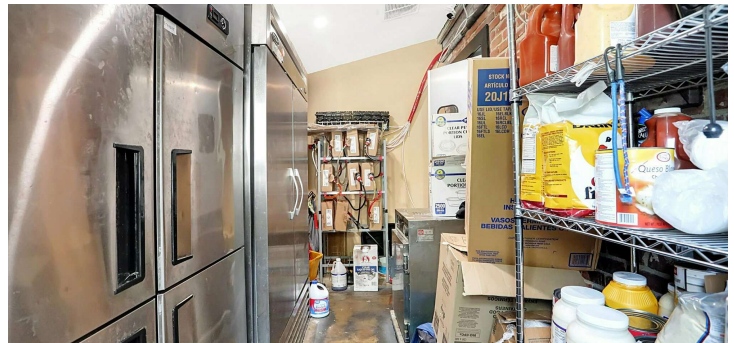
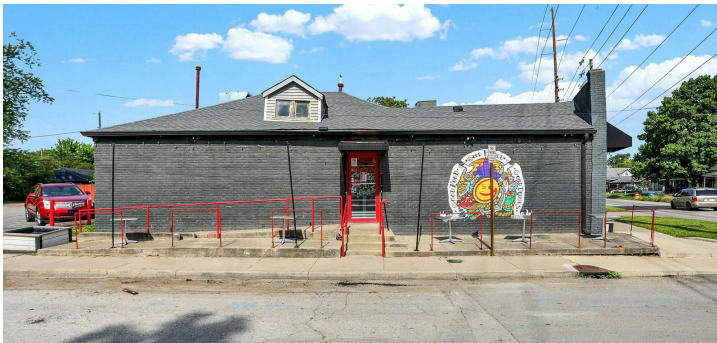
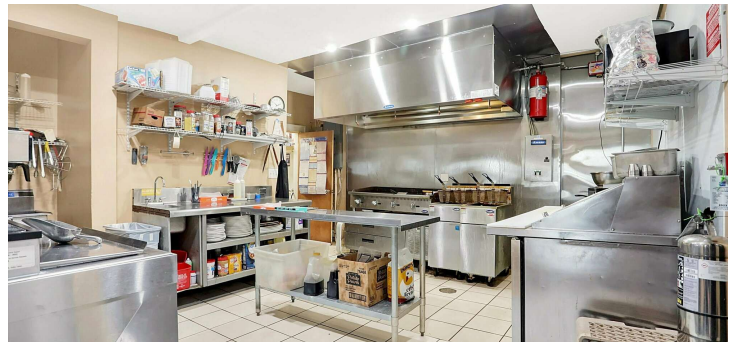
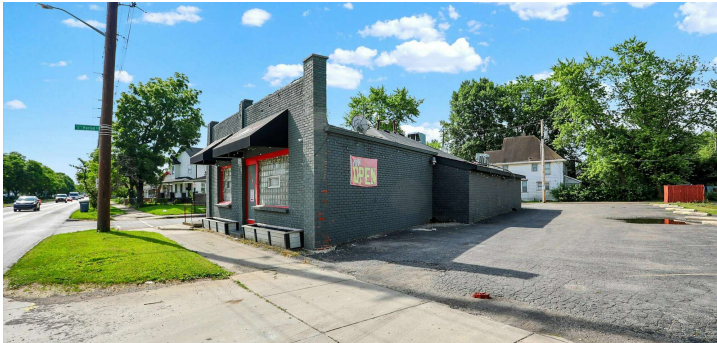
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## RETAIL FOR SALE

# CORNER PUB AND RESTAURANT FOR SALE

2023 Southeastern Ave, Indianapolis, IN 46201



POPULATION	0.5 MILES	1 MILE	3 MILES
Total Population	2,742	14,533	114,971
Average Age	36	36	37
Average Age (Male)	37	36	37
Average Age (Female)	36	36	37

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	3 MILES
Total Households	1,111	6,180	52,278
# of Persons per HH	2.5	2.4	2.2
Average HH Income	\$58,352	\$75,053	\$78,766
Average House Value	\$244,800	\$274,949	\$295,739

Demographics data derived from AlphaMap

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