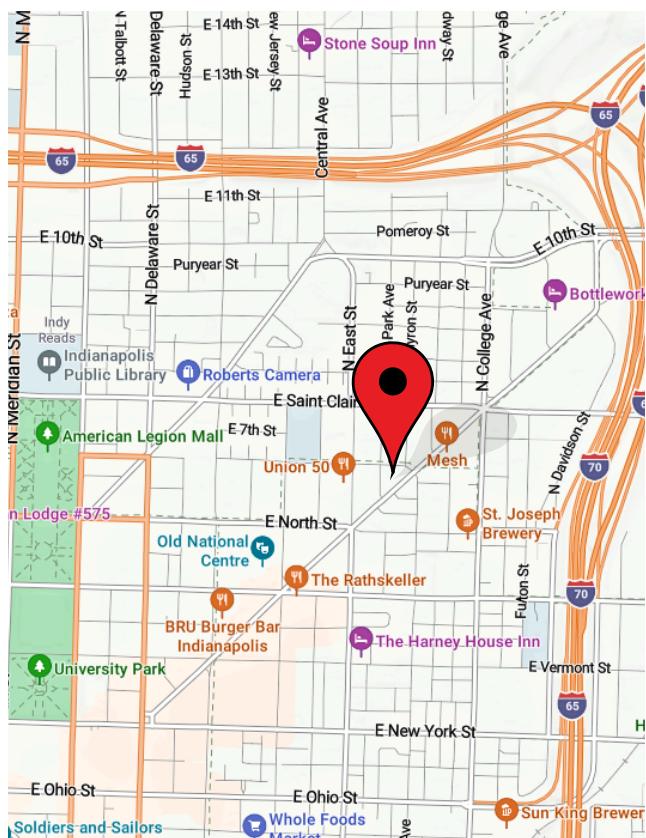


FOR SALE / FOR LEASE

517 E Walnut St.

Indianapolis, IN 46202



PROPERTY DESCRIPTION:

Located just off Massachusetts Avenue in Indianapolis' thriving Chatham Arch neighborhood, this versatile 2-story building with a full basement offers exceptional flexibility for a variety of uses. Zoned C4, it can accommodate office, retail, food & beverage, personal services, and healthcare. The property also offers potential for a rooftop addition with spectacular skyline views, making it an ideal opportunity for investors or operators seeking a high-visibility location in one of the city's most dynamic districts.

FLOOR	SQUARE FOOTAGE (approx.)
Basement	2,900 SF
1st Floor	3,600 SF
2nd Floor	2,900 SF
Total	9,400 SF

KW COMMERCIAL
G2 Real Estate Group
8555 N River Road,
Ste. 200
Indianapolis, IN 46240

ROBERT BUTCHER
Director, Commercial Broker
O: (317) 564-7100
C: (317) 281-2514
rbutcher@g2reg.com
IN #RB18000445

FOR SALE / FOR LEASE

517 E Walnut St.

Indianapolis, IN 46202



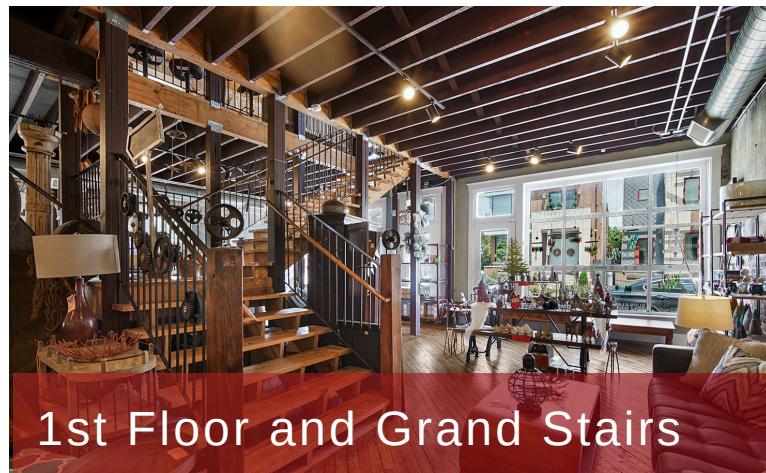
1st Floor Seating Nook



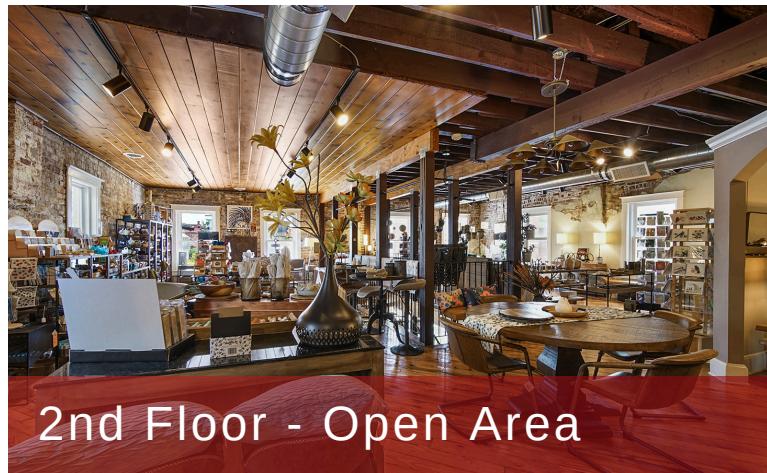
Demised Office / Area



1st Floor - Lots of Windows



1st Floor and Grand Stairs



2nd Floor - Open Area



2nd Floor - Demised Area

KW COMMERCIAL
G2 Real Estate Group
8555 N River Road,
Ste. 200
Indianapolis, IN 46240

ROBERT BUTCHER
Director, Commercial Broker
O: (317) 564-7100
C: (317) 281-2514
rbutcher@g2reg.com
IN #RB18000445

FOR SALE / FOR LEASE

517 E Walnut St.

Indianapolis, IN 46202



Basement

1st Floor

2nd Floor

KW COMMERCIAL
G2 Real Estate Group
8555 N River Road,
Ste. 200
Indianapolis, IN 46240

ROBERT BUTCHER
Director, Commercial Broker
O: (317) 564-7100
C: (317) 281-2514
rbutcher@g2reg.com
IN #RB18000445

Each Office Independently Owned and Operated kwcommercial.com

FOR SALE / FOR LEASE

517 E Walnut St.

Indianapolis, IN 46202



Population	1 Mile	3 Miles	5 Miles
Male	8,371	48,522	118,046
Female	5,987	47,736	123,200
Total Population	14,358	96,258	241,246
Income	1 Mile	3 Miles	5 Miles
Median	\$38,091	\$26,724	\$30,180
<\$15,000	2,087	11,338	23,095
\$15,000-\$24,999	627	6,361	15,142
\$25,000-\$34,999	876	5,562	14,864
\$35,000-\$49,999	877	5,578	15,245
\$50,000-\$74,999	925	4,909	13,619
\$75,000-\$99,999	427	2,111	6,898
\$100,000-\$149,999	835	2,190	5,195
\$150,000-\$199,999	212	554	1,293
> \$200,000	301	431	1,049

Housing	1 Mile	3 Miles	5 Miles
Total Units	9,111	56,342	127,164
Occupied	7,524	41,369	100,614
Owner Occupied	2,040	16,221	48,158
Renter Occupied	5,484	25,148	52,456
Vacant	1,587	14,973	26,550

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,221	21,298	53,623
Ages 15-24	637	12,077	30,466
Ages 25-54	7,521	42,078	101,821
Ages 55-64	2,290	10,260	26,649
Ages 65+	2,689	10,545	28,687

KW COMMERCIAL
G2 Real Estate Group
8555 N River Road,
Ste. 200
Indianapolis, IN 46240

ROBERT BUTCHER
Director, Commercial Broker
O: (317) 564-7100
C: (317) 281-2514
rbutcher@g2reg.com
IN #RB18000445