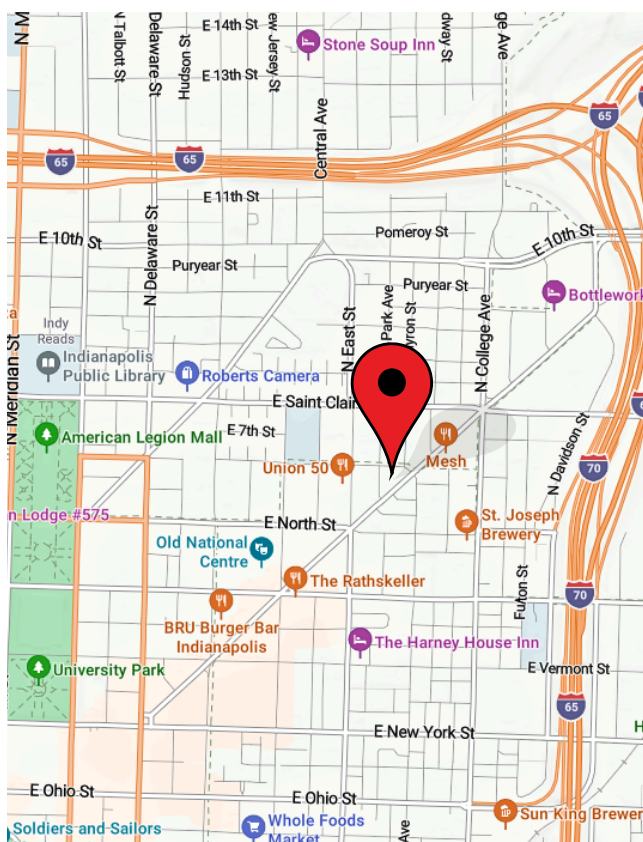


Indianapolis, IN 46202



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

ROBERT BUTCHER
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FOR SALE / FOR LEASE

517 E Walnut St.

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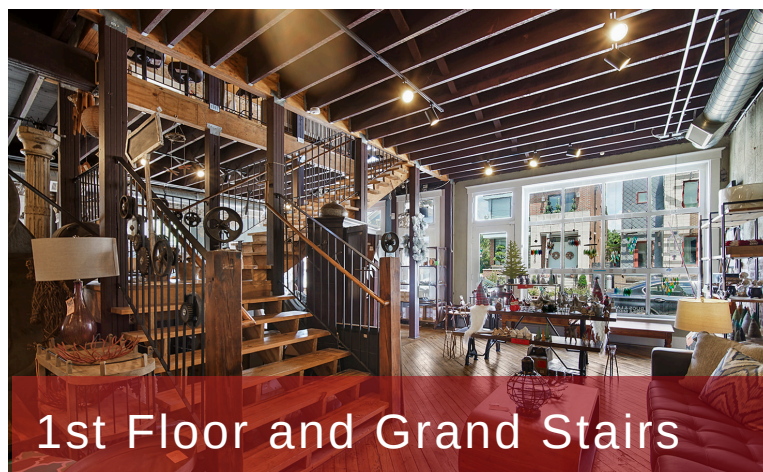
1st Floor Seating Nook



Demised Office / Area



1st Floor - Lots of Windows



1st Floor and Grand Stairs



2nd Floor - Open Area



2nd Floor - Demised Area

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Basement

1st Floor

2nd Floor

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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

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