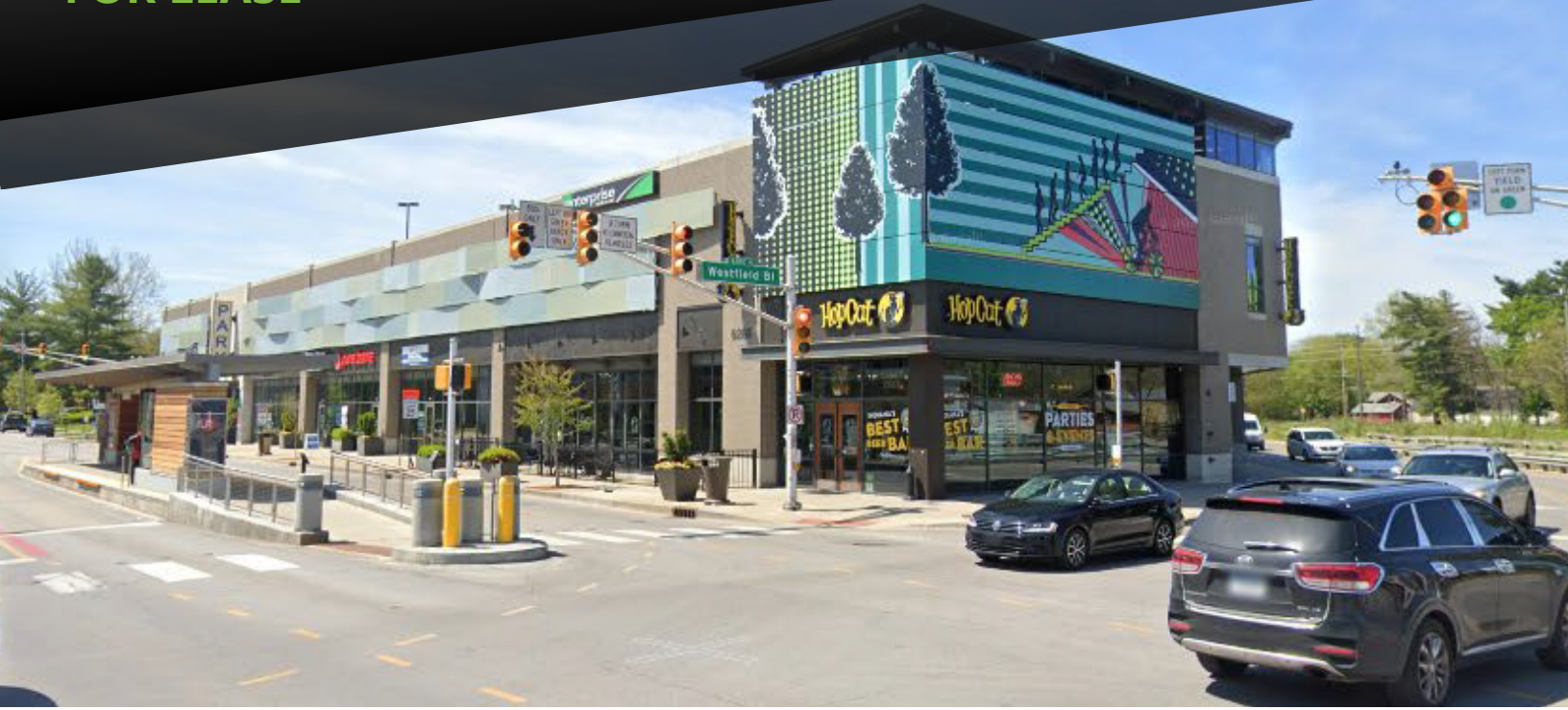


High Visibility 2nd Gen Restaurant Space

6280 N College Avenue, Suite 700, Indianapolis, IN 46220

FOR LEASE



Broad Ripple, IN

9,772 SF

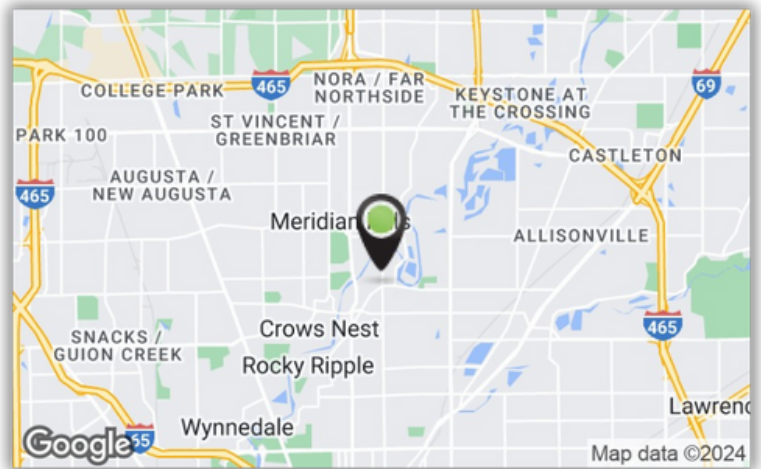
[VIEW VIDEO](#)

[VIEW WEBSITE](#)

PROPERTY OVERVIEW

Presenting a rare opportunity to lease a 9,772 sf second-generation restaurant space situated at the crossroads of Broad Ripple Ave, Westfield Blvd, and N College Ave. The layout is thoughtfully designed to accommodate a variety of concepts, from upscale dining to elevated entertainment destinations.

Situated at the corner of three bustling streets, this location guarantees maximum visibility and foot traffic. Known for its dynamic atmosphere, Broad Ripple is the perfect backdrop for your culinary venture.



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,250	38,121	107,723
Total Population	10,650	83,502	225,227
Average HH Income	\$128,000	\$97,814	\$75,339

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PRIME LOCATION



Property Highlights:

- **High Visibility:** Situated in the heart of Broad Ripple, this space enjoys a highly desirable and vibrant location.
- **Neighborhood Charm:** This vibrant area is known for its thriving arts scene, eclectic shops, and a dynamic atmosphere.
- **Versatile Layout:** The expansive interior offers flexibility for creative design and ambiance, ensuring a seamless transition.
- **Existing Infrastructure:** The existing infrastructure, which includes hoods, walk-in freezer/coolers, upgraded mechanicals, bar area with a massive tap system, and indoor/outdoor dining, streamlines the setup process for your new venture.

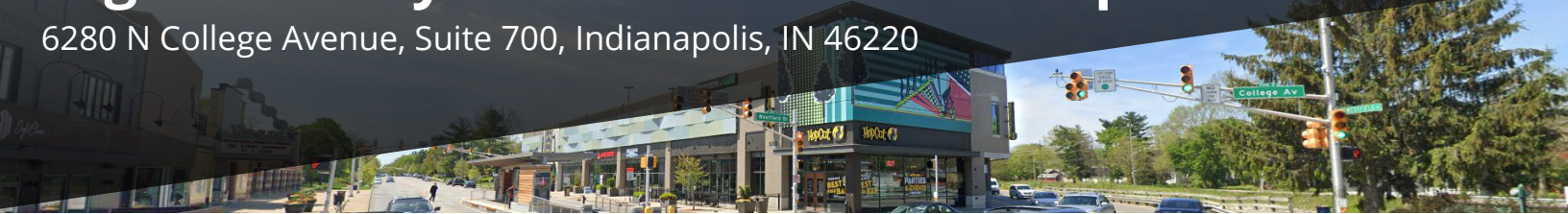
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EXTERIOR PHOTOS



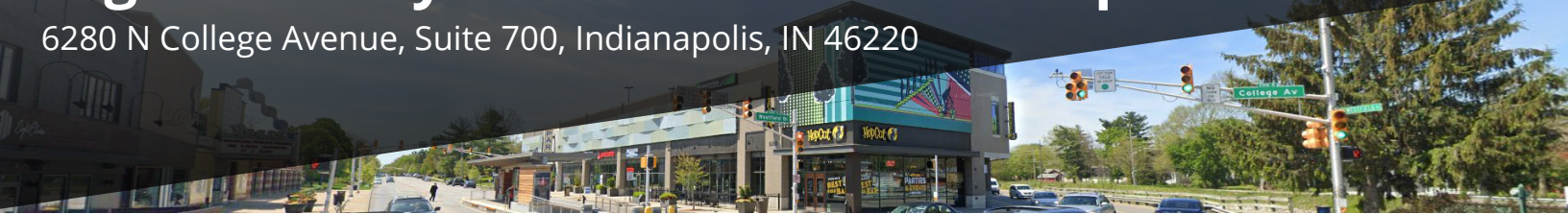
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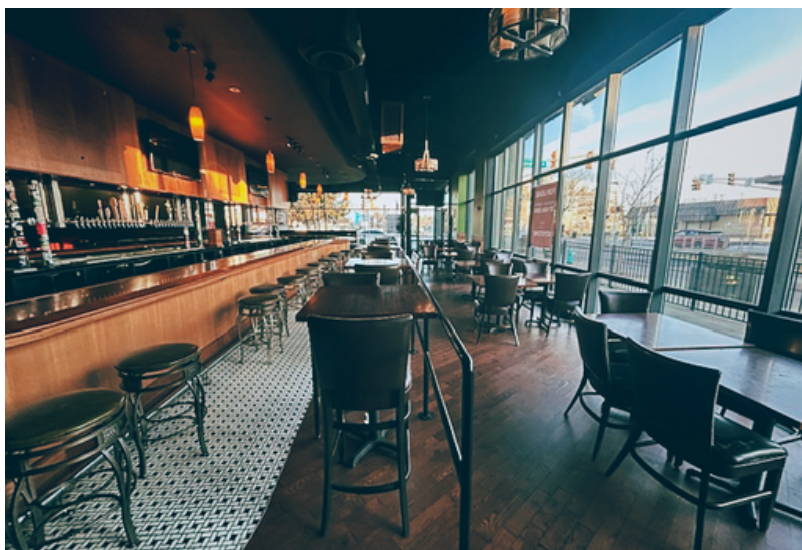


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INTERIOR PHOTOS



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KITCHEN PHOTOS



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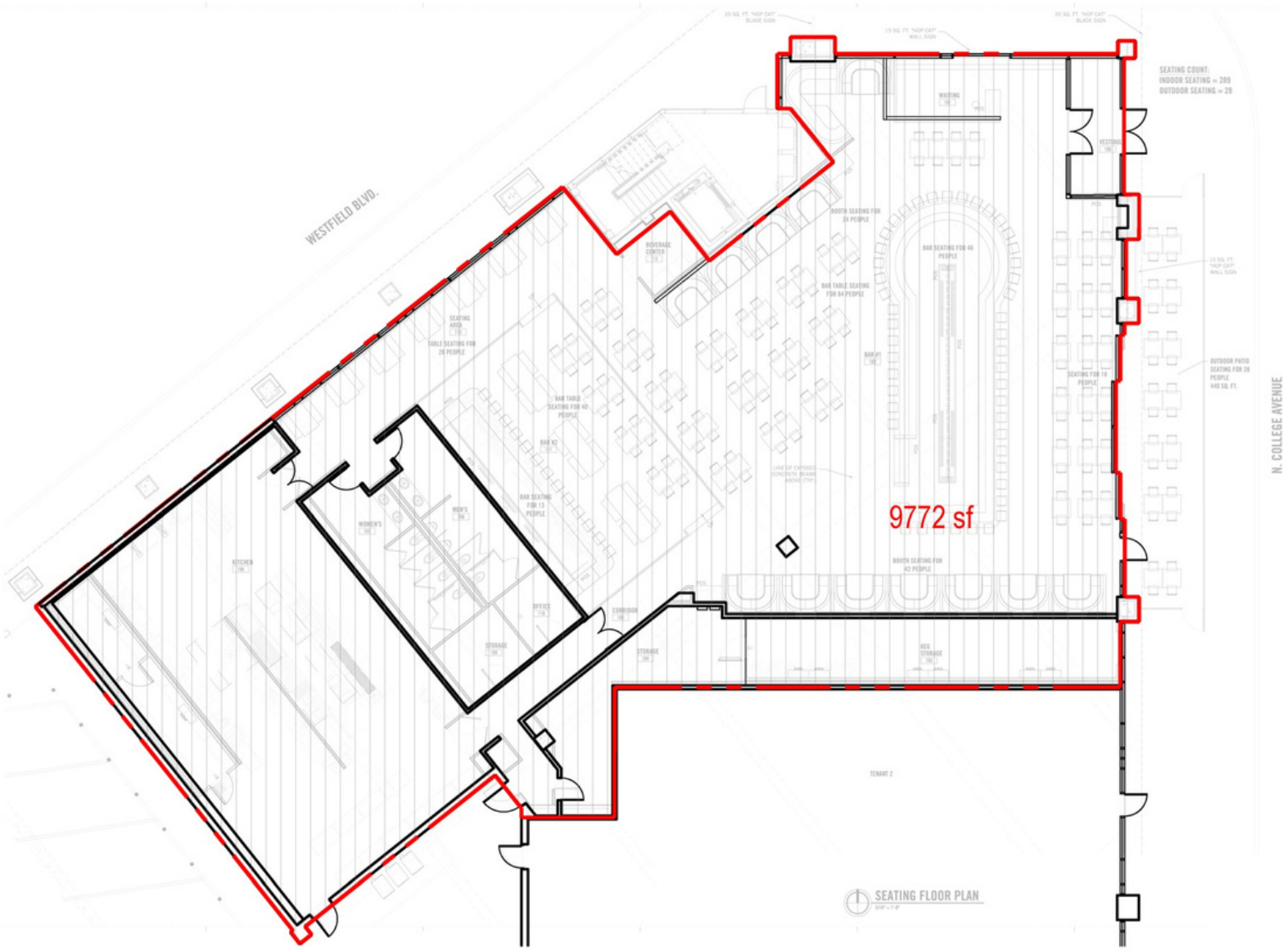


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FLOOR PLAN



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AERIAL RETAIL MAP



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