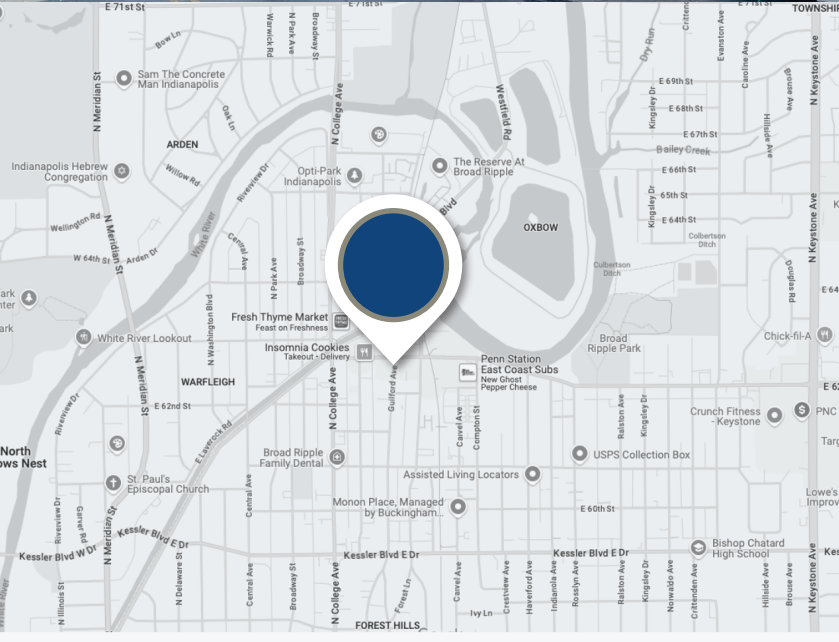


854 BROAD RIPPLE AVE., INDIANAPOLIS, IN 46220

FOR LEASE

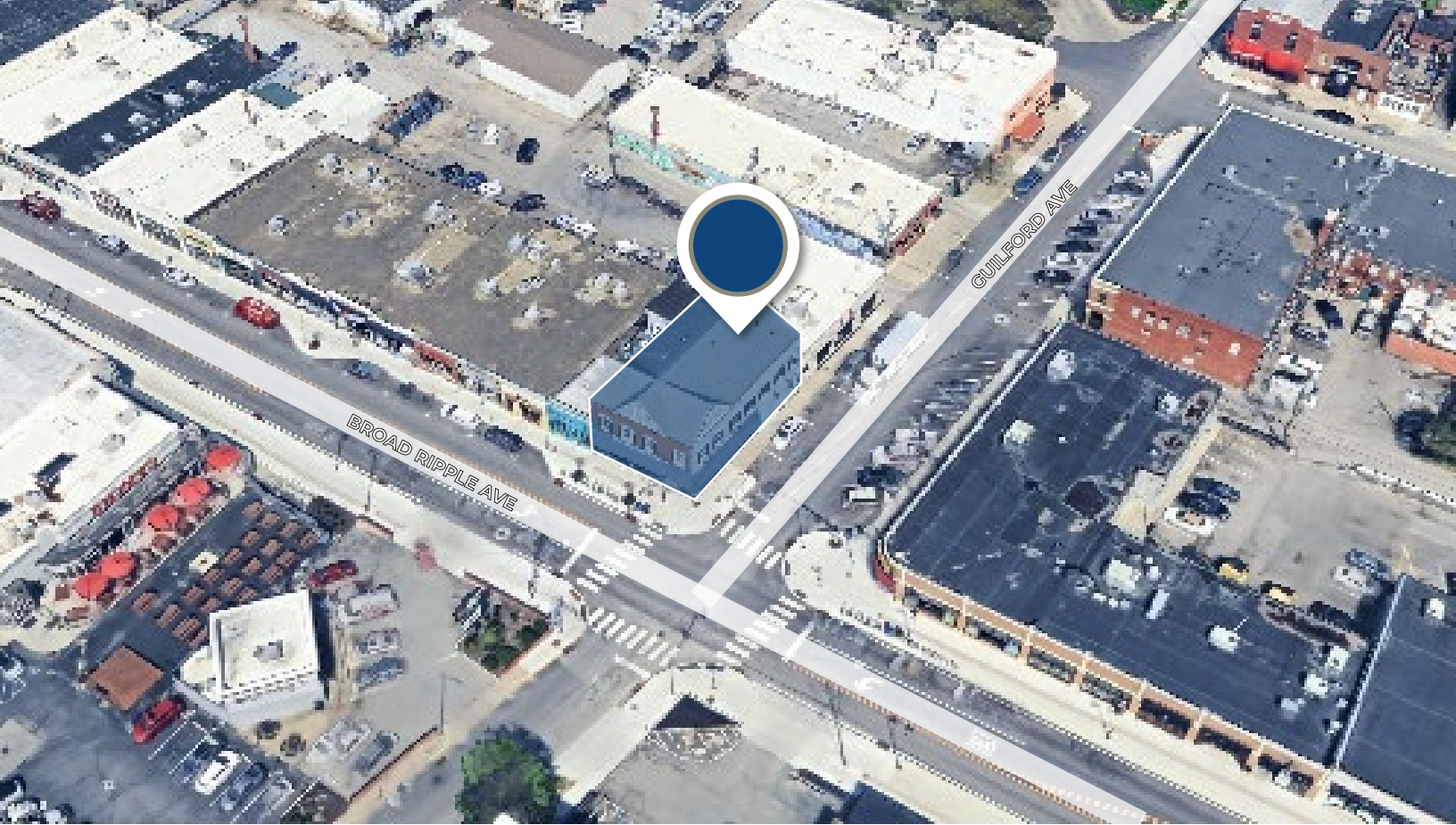


PROPERTY HIGHLIGHTS

Size	1,970 Usable SF
Restrooms	2 Handicapped
Location	Popular Broad Ripple Corner
Parking	Metered Street Parking

FOR ADDITIONAL INFORMATION CONTACT

George S. Dury
317.590.5549



George S. Dury
georgedury@sbcglobal.net
317.590.5549



854 Broad Ripple Avenue

<u>TOTAL SQUARE FEET:</u>	1,970 useable square feet.								
<u>SPACE PLAN:</u>	See plan attached.								
<u>AVAILABILITY DATE:</u>	March 1, 2025.								
<u>EXCLUSIVE USE:</u>	Tenant is prohibited from selling bagel related items.								
<u>PROPOSED RENT:</u>	\$7,500/month, RE Taxes, insurance & utilities.								
<u>UTILITIES:</u>	Gas, water, electric available in the space.								
<u>RESTROOMS:</u>	Two unisex handicapped bathrooms included.								
<u>SIGNAGE:</u>	Signage available on south and east faces of the building.								
<u>OPERATING EXPENSES:</u>	<table><tr><td>Real Estate Taxes – 2023/24</td><td>\$1.79/s.f.</td></tr><tr><td>P&C Insurance</td><td>\$.62/s.f.</td></tr><tr><td>CAM</td><td>tbd</td></tr><tr><td>Total</td><td>\$2.41/s.f.</td></tr></table>	Real Estate Taxes – 2023/24	\$1.79/s.f.	P&C Insurance	\$.62/s.f.	CAM	tbd	Total	\$2.41/s.f.
Real Estate Taxes – 2023/24	\$1.79/s.f.								
P&C Insurance	\$.62/s.f.								
CAM	tbd								
Total	\$2.41/s.f.								
<u>TRASH REMOVAL:</u>	Dumpster availability located behind the building in the alley at Tenant's expense.								
<u>TRAFFIC COUNT:</u>	2022 study indicated daily cars of 18,800 at the intersection of Guilford & Broad Ripple Avenue.								
<u>DEMOGRAPHICS:</u>	Available upon request.								
<u>RESIDENTIAL DENSITY:</u>	See list of apartment units within 5 block area of 854 Broad Ripple Avenue on next page.								

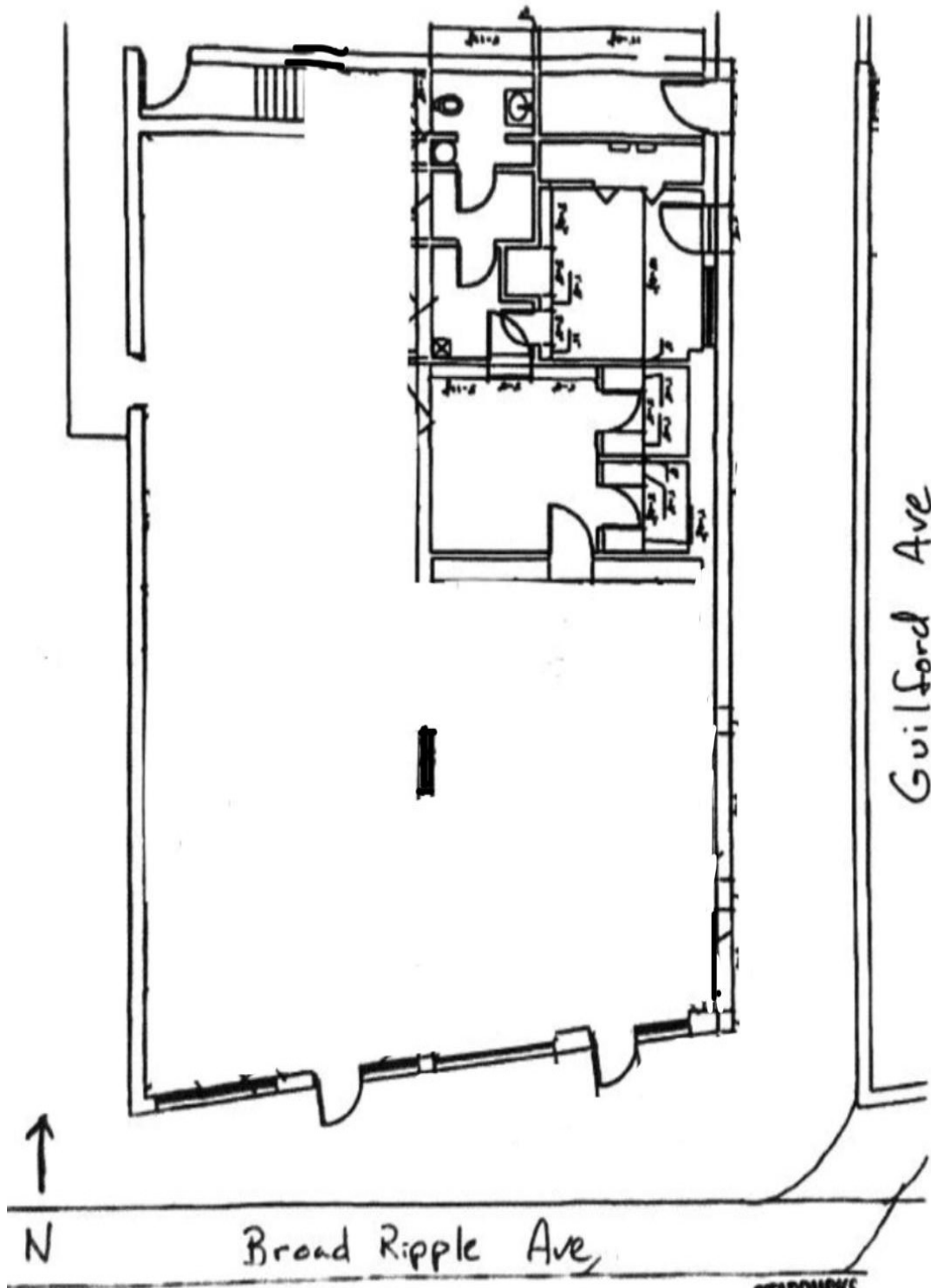
APARTMENT UNITS WITHIN 5 BLOCK RADIUS OF 854 BROAD RIPPLE AVE.

6311 Westfield Blvd.	86
950 E. 64 th St.	128
841 E. 64 th St.	8
6349 College Ave.	151
725 E. 64 th St.	60
6565 College Ave.	72
6701 College Ave.	64
888 E. 66 th St.	108
6220 Guilford Ave.	233
6190 Guilford Ave.	11
6201 College Ave.	27
6221 College Ave.	20
6159 Winthrop Ave.	24
6143 Winthrop Ave.	28
6115 Winthrop Ave.	24
6184 Carvel Ave.	113
6108 Carvel Ave.	50
6131 Carvel Ave.	35
6126 Compton St.	24
6104 Compton St.	63
6018 College Ave.	23
5934 Carvel Ave.	272
<u>1430 Broad Ripple Ave.</u>	<u>36</u>
TOTAL	1,660

NOTE: Statistics taken from CoStar, deemed reliable but not guaranteed.

854 BROAD RIPPLE AVENUE

Plan is not to scale



N

Broad Ripple Ave

Guilford Ave

EXHIBIT B

STARBUCKS
REAL ESTATE