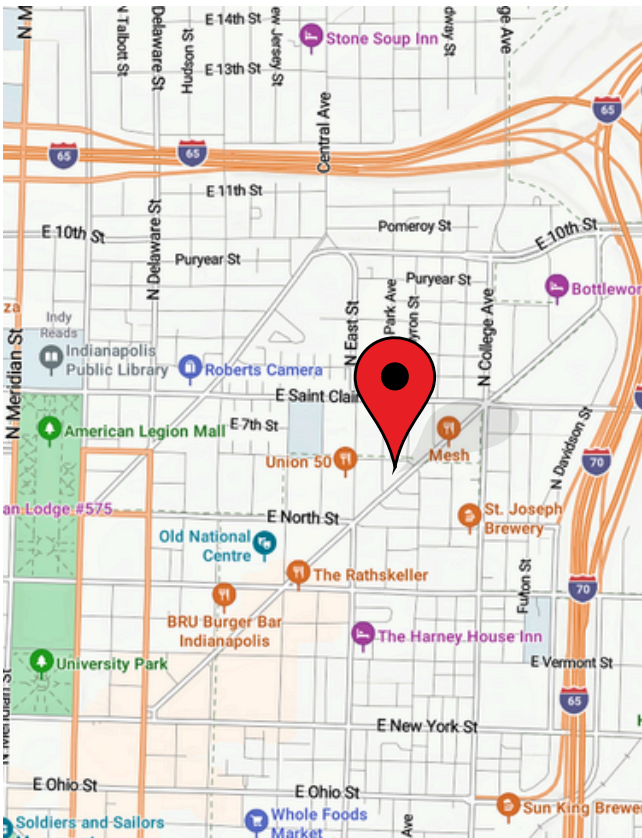


FOR SALE / FOR LEASE

517 E Walnut St.

Indianapolis, IN 46202



PROPERTY DESCRIPTION:

Prime Commercial Property off of Mass Ave. in Indianapolis' Chatham Arch Neighborhood. Located just off Massachusetts Avenue, this versatile 2-story building with a full basement offers approximately 8,000 square feet of flexible space. The property is situated in the vibrant Chatham Arch Neighborhood, an area experiencing significant growth and development, particularly along the Massachusetts Avenue corridor, which is renowned for its entertainment, business, and cultural amenities. Zoned C4 and currently operating as a furniture and home store, the property supports a wide range of uses, including Community, Healthcare, Business(Office), Home, Personal Services, Food & Beverage, and Retail Sales. An added feature is the potential for a rooftop addition, offering spectacular views of the Indianapolis skyline, ideal for creating a landmark or unique space. With its prime location on a bustling corridor and its adaptable layout, this property presents a compelling opportunity for investors or operators looking to establish a presence in one of Indianapolis' most dynamic neighborhoods.

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

ROBERT BUTCHER
Director, Commercial Broker
O: (317) 564-7100
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IN #RB18000445

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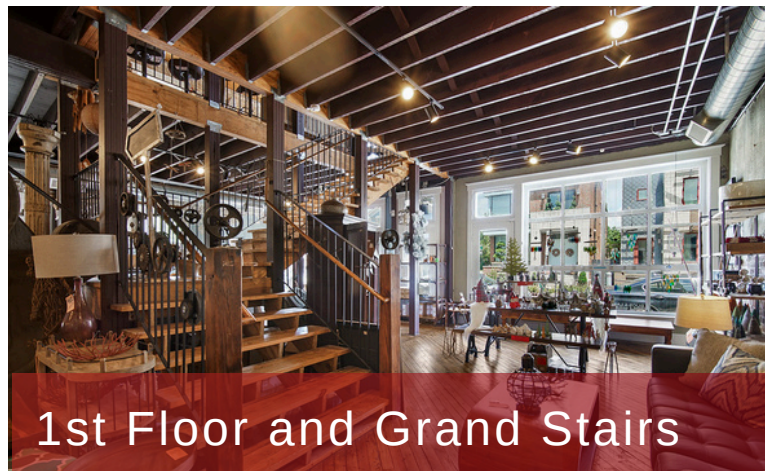
1st Floor Seating Nook



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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