

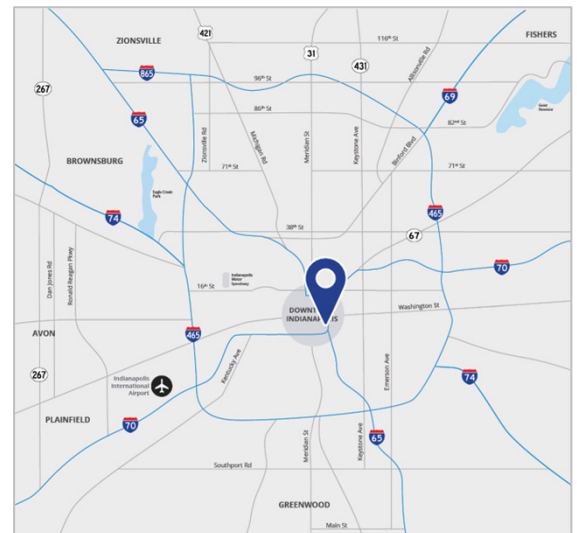
Available

FOR LEASE**918 Fort Wayne Ave**

Indianapolis, IN 46204

Located in historic St Joseph Neighborhood**Property Highlights**

- ± 2,453 SF Commercial space available in modern mixed-use building at the intersection of Ft. Wayne Ave and Alabama St
- Perfect for neighborhood café, retail service, or office users. Built to accommodate hood, ventilation, and grease trap.
- Located in the Historic St Joseph neighborhood adjacent to the central Business district. The neighborhood is a mix of architectural styles that range from modern to Italianate, Queen Anne, and Tudor Revival.
- Nine+ Eighteen building built in 2020 with 80 residential rental units.
- Street parking and numerous surface lots in close proximity
- New IndyGo bus stop adjacent for Routes 2, 4, 5, 10, 19 & 38
- Less than a mile walk to Monument Circle and less than a half mile to Mass Ave and the Bottleworks District.

**Stephen Daum**

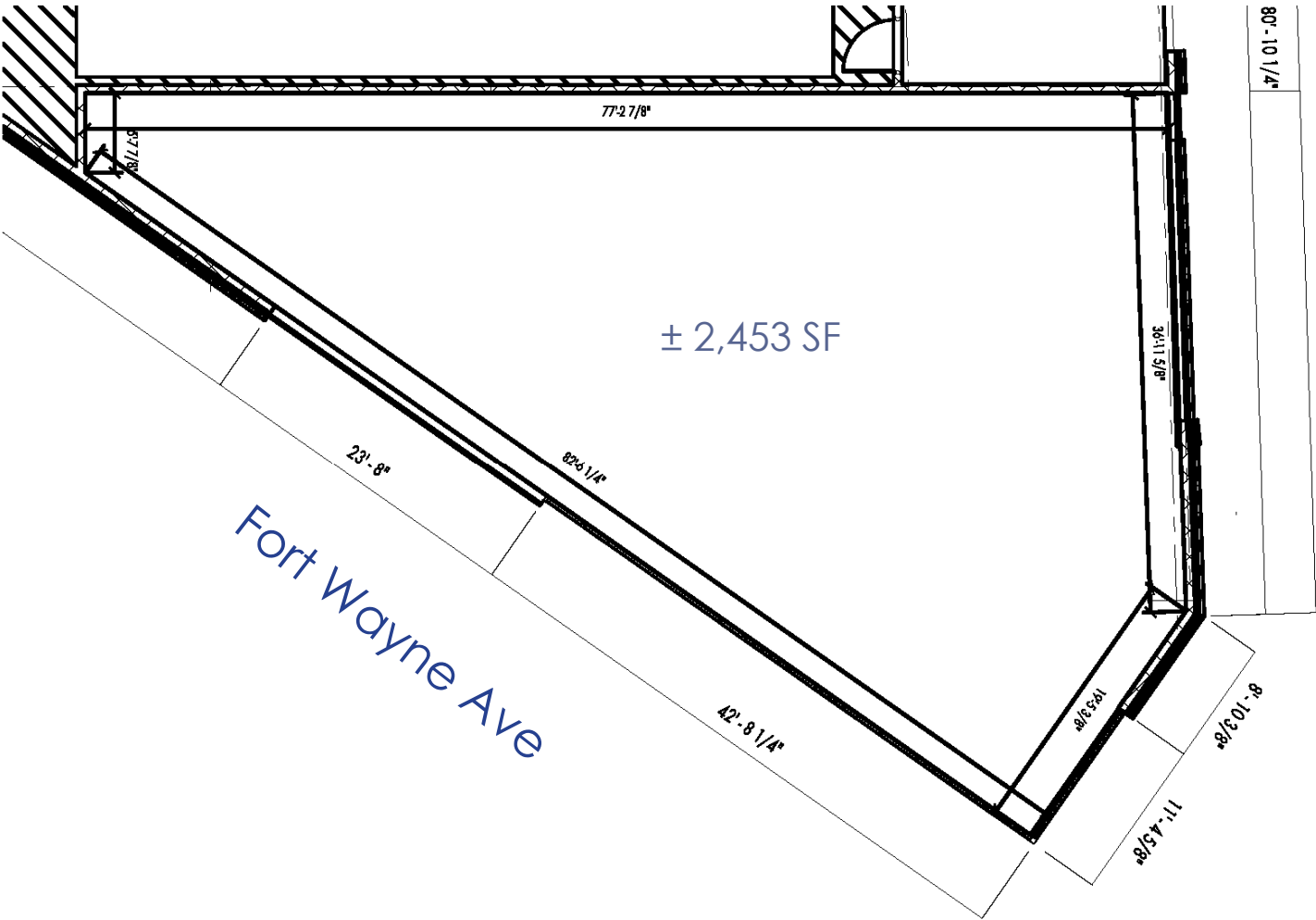
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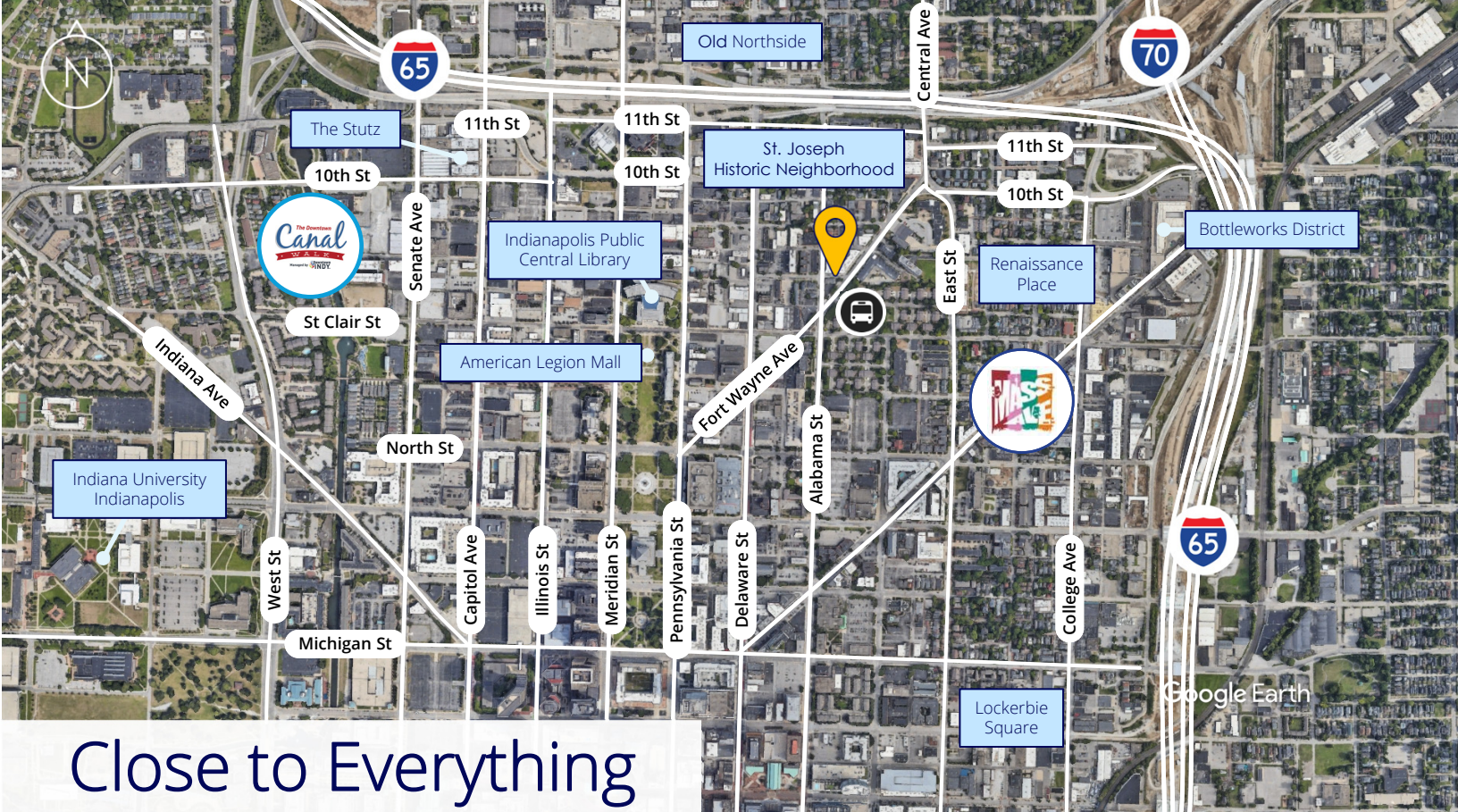
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Floor Plan – Unit Specs

Unit Specs	
Available SF	± 2,453
Access	Direct unit access from Fort Wayne Ave
Year Built	2020
Units	80 units / 5 stories

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population 2025	22,670	115,328	267,309
Population Projected 2030	23,834	119,883	271,180
Daytime Population	80,340	224,766	375,891
Average HH Income	\$123,396	\$89,551	\$84,276
Total Households 2025	13,541	51,841	113,873
Households Project 2030	14,302	54,162	116,167





Close to Everything

Monument Circle

0.9 miles

Bottleworks District

0.5 miles

Lucas Oil Stadium

2.2 miles

Gainbridge Fieldhouse

1.6 miles

Methodist Hospital

1.5 miles

Needlers

0.5 miles

Central Library

0.3 miles

The Stutz

0.8 miles

Murat Theater

0.3 miles

Indiana University Indianapolis

1.1 miles

IVY Tech

2.1 miles

YMCA at the Athenaeum

0.7 miles

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