

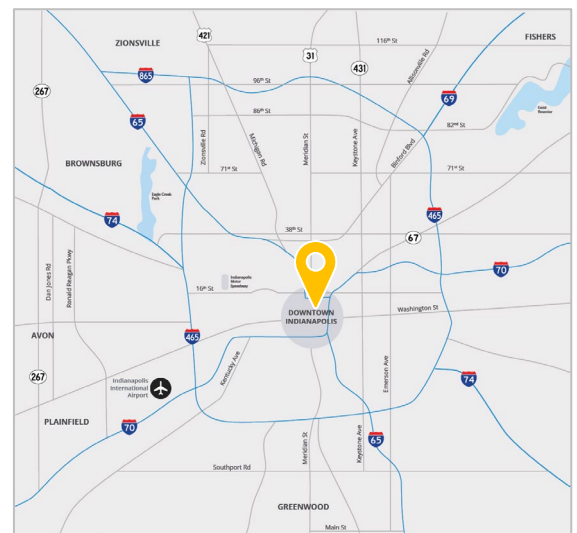


FOR SALE OR LEASE

619 N Pennsylvania St Indianapolis, IN

Flexible Commercial / Retail Building across from American Legion Mall & Cultural Trail

- Perfect for boutique fitness, health & wellness, gallery or creative office and retail users
- Prime visibility on Indianapolis's civic corridor & Cultural Trail
- ± 8,130 SF commercial building
- 2 floors ± 4,065 SF each with flexibility for controlled access to each floor
- 2-story main entrance overlooking the American Legion Mall
- ± 30 controlled parking spaces in downtown Indianapolis
- Walk Score 93 & Bike Score 98
- Adjacent to CBD & Mass Ave + booming downtown residential developments



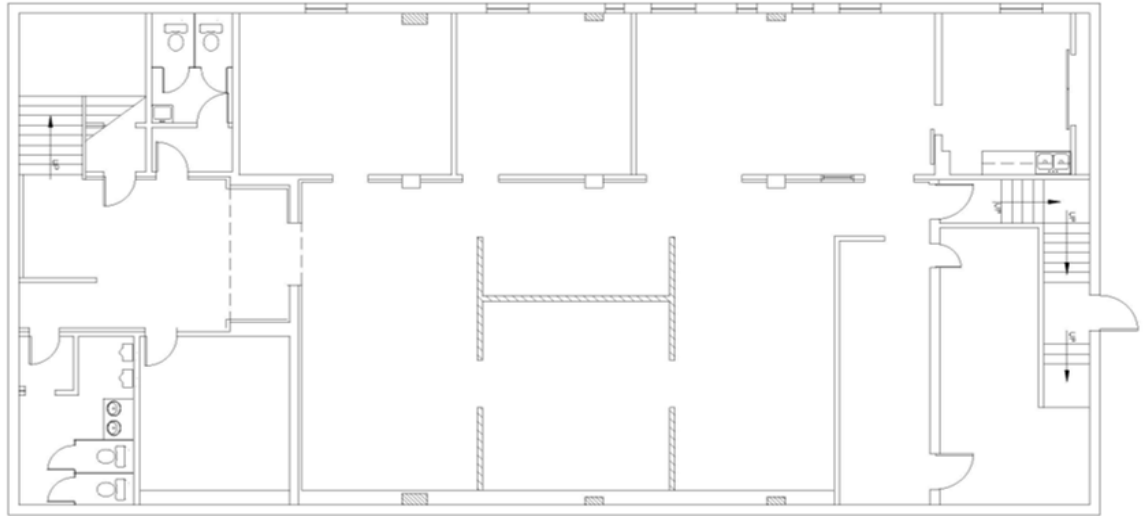
Matt Langfeldt
+1 317 713 2173
matt.langfeldt@colliers.com

Stephen Daum
+1 317 713 2144
stephen.daum@colliers.com

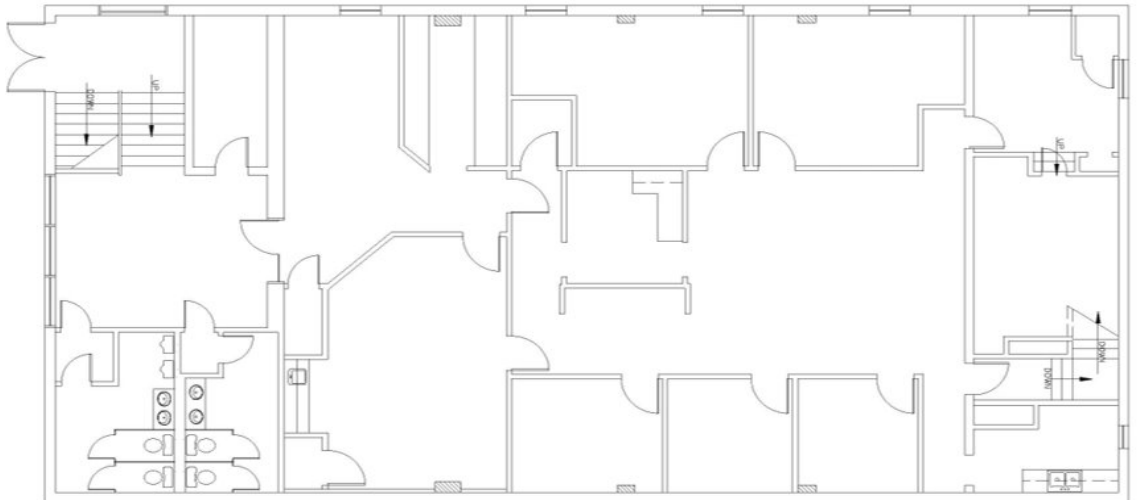
Colliers Indianapolis
colliers.com

Current Floor Plans

First Floor
± 4,065 SF

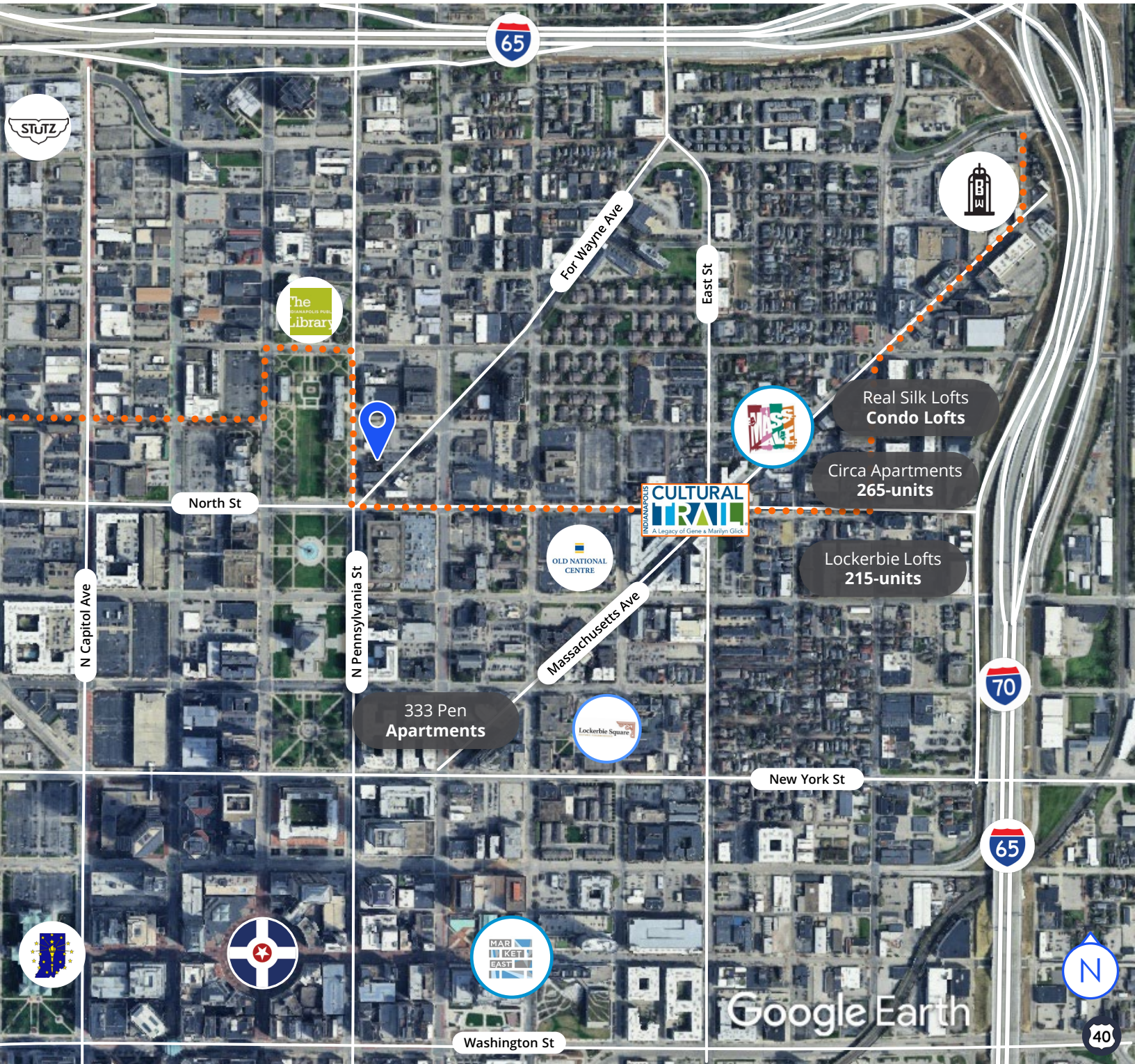


Second Floor
± 4,065 SF



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population 2025	24,172	115,143	266,154
Population Projected 2030	25,313	119,659	270,121
Daytime Population	95,193	229,887	376,923
Average HH Income	\$117,866	\$90,714	\$83,762
Total Households 2025	14,090	51,349	112,498
Households Project 2030	14,838	53,663	114,824





619 N Pennsylvania Street | Numbers to Know

7

Entertainment +
Sport Venues

40+

Dining
Options

5

Art + Theatre
Venues

18+

Hotels + Lodging
Options

98

Bike
Score

93

Walk
Score

59

Transit
Score

Matt Langfeldt
+1 317 713 2173
matt.langfeldt@colliers.com

Stephen Daum
+1 317 713 2144
stephen.daum@colliers.com

Colliers