

For Lease

Historic St. Joseph Neighborhood

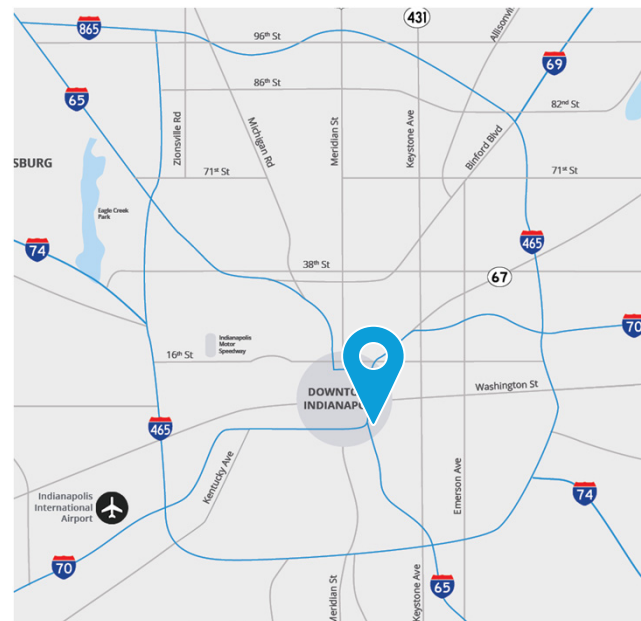
918 Fort Wayne Ave Indianapolis, IN 46204

- ± 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.

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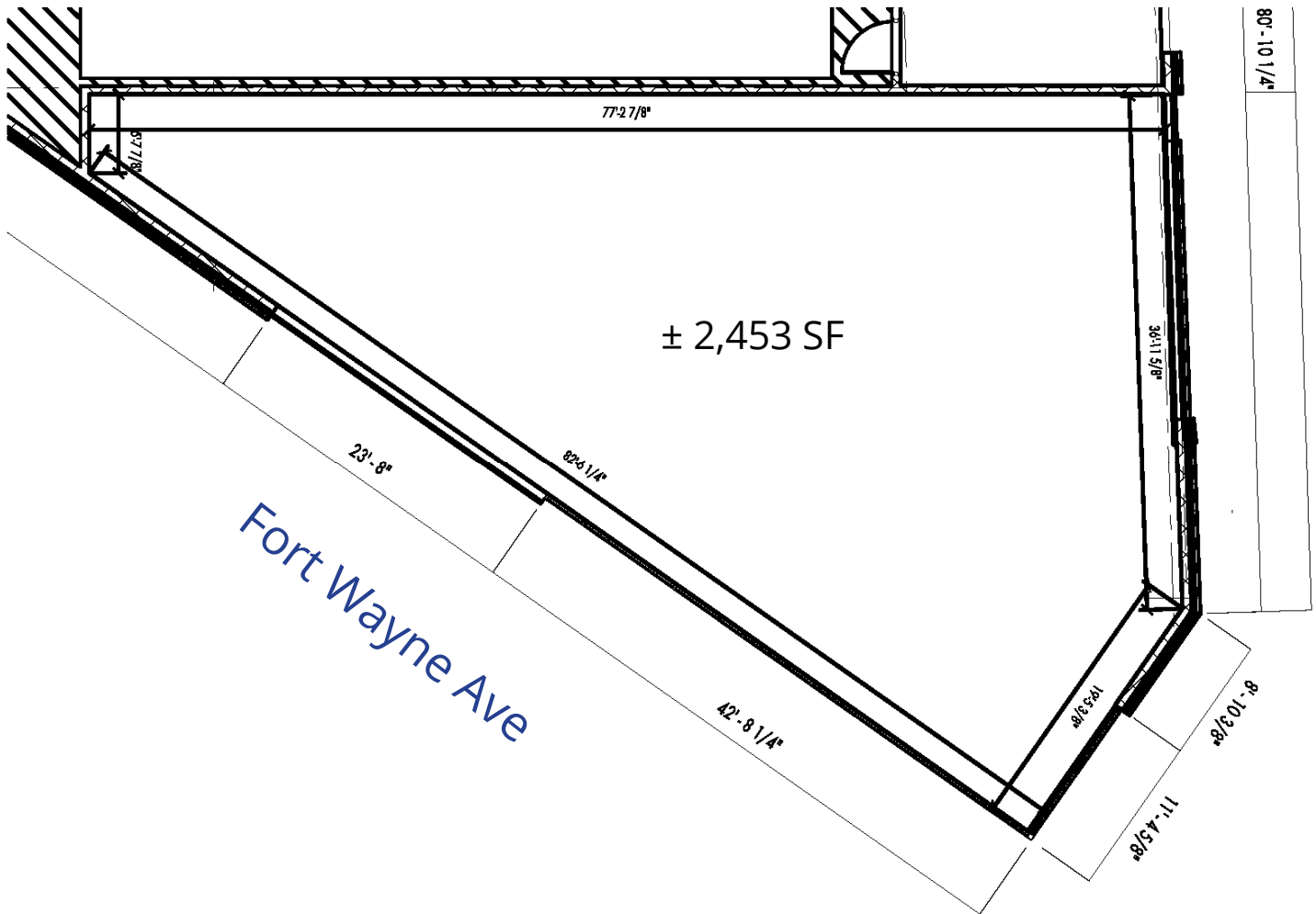
Floor Plan – Unit Specs

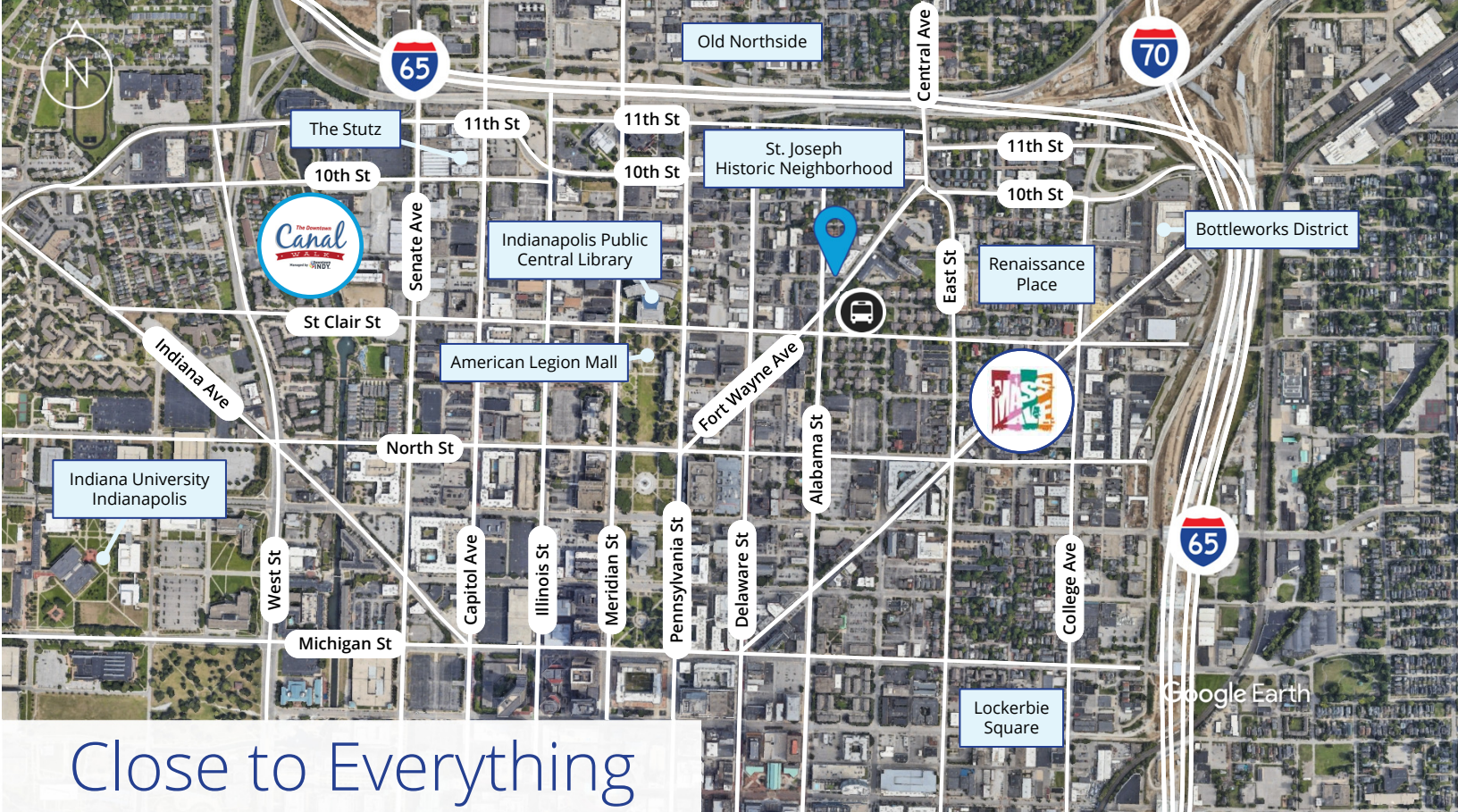
Unit Specs

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

Demographics

	1 Mile	2 Mile	3 Mile
Population 2023	21,875	53,241	113,583
Population Projected 2028	23,090	56,399	118,074
Average HH Income	\$127,830	\$111,087	\$90,757
Total Households 2023	13,104	26,376	50,863
Households Project 2028	13,923	28,099	53,293
Daytime Population 2023	82,165	186,438	245,717





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