



### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	5,940	50,211	106,617
Total Population	12,113	113,965	247,990
Average HH Income	\$33,370	\$48,659	\$51,021

### AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
709 N Monroe St	\$16.00 SF/yr	1,254 SF

### PROPERTY FEATURES

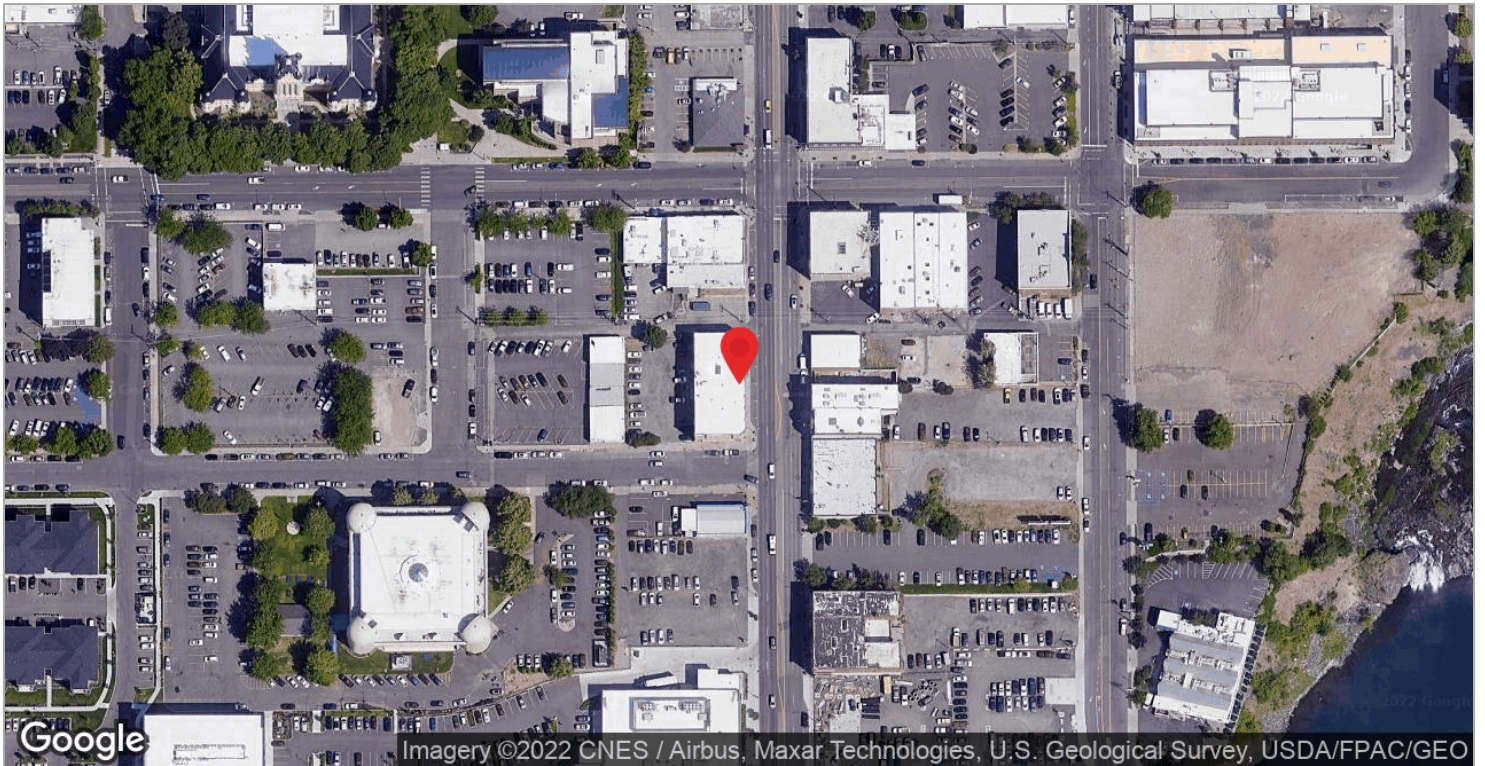
- Retail Space adjacent to Kendall Yards, North Bank, and My Fresh Basket
- 1,254 square feet plus free basement storage
- \$16/sf NNN
- Signage Available
- High visibility location
- Other Tenants Include: Cedar Coffee, Indy's Barber, Iron & Gold Tattoo, T's Lounge

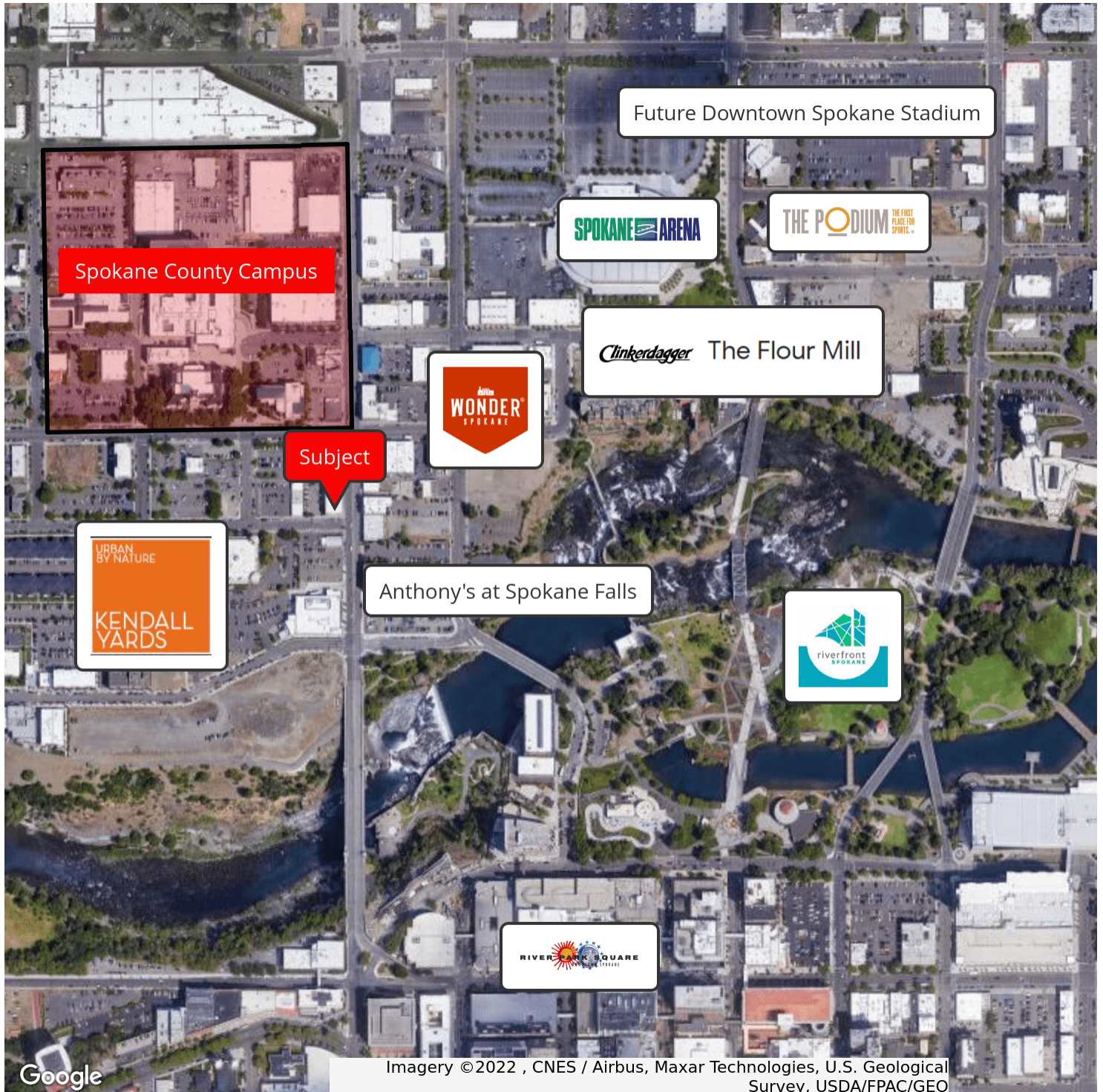


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