

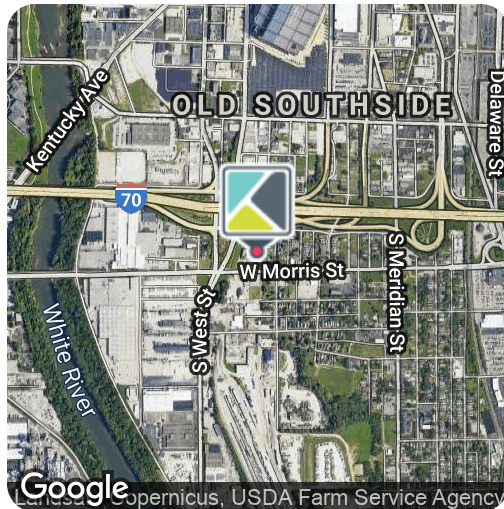
LEASE

RETAIL

RESTAURANT



HIGH-TRAFFIC RETAIL / RESTAURANT SPACE CLOSE TO DOWNTOWN INDY



LEASE RATE

NEGOTIABLE

AVAILABLE SF

750 - 7,700 SF

Just south of downtown Indianapolis and 0.5 mile from Lucas Oil Stadium, this unique 15,000 SF restaurant/retail property is located on the Northeast corner of Missouri St and W Morris St. The restaurant and retail space is adjacent to a new Marathon Gas Station/Convenience Store that will generate significant traffic to the site. The center will include a 1,000 SF communal indoor/outdoor patio. This location has great visibility and access from I-70 which carries more than 94,000 vehicles per day. In total, there are over 3,400 businesses within 1.5 miles that employ over 87,000 people, providing high daytime demographics. Some of the region's largest employers are located with easy access to 324 West Morris, including:

- Eli Lilly
- State of Indiana Government Center and State House
- Anthem
- Simon Property Group
- Cummins

in #growIndiana

PATRICK O'HARA

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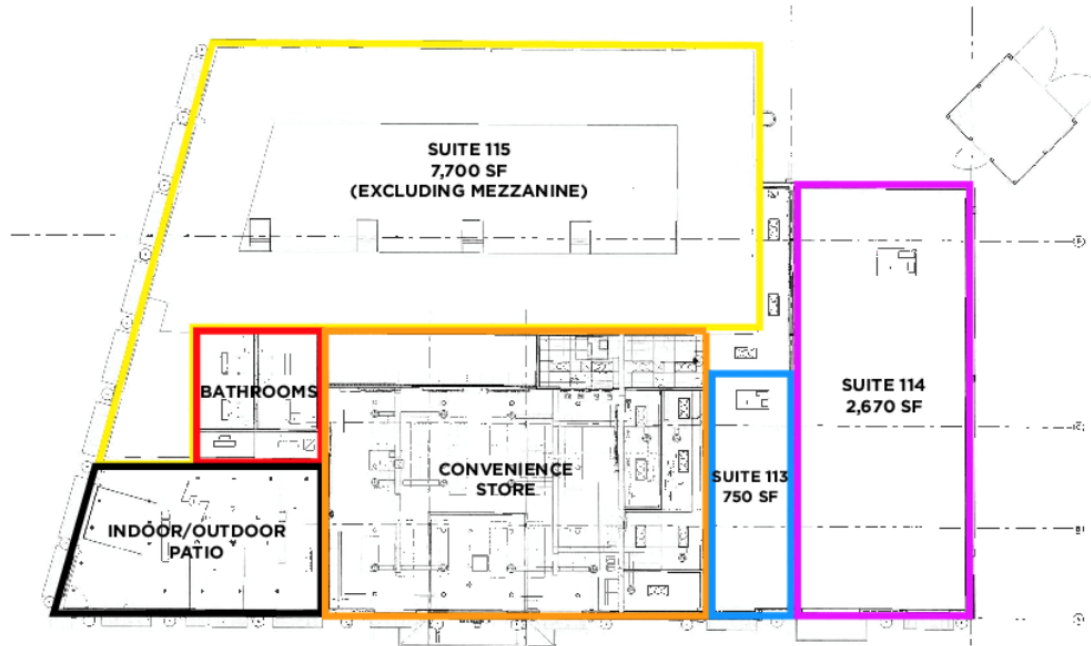
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EMRICH PLAZA RETAIL SHOPS

324 W MORRIS STREET, INDIANAPOLIS, IN 46225

Future Hotel



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	15,000 SF
Available SF:	750 - 7,700 SF
Number Of Units:	3

LOCATION OVERVIEW

The surrounding area is home to multiple major traffic drivers that help generate more than 26 million visitors to Downtown Indianapolis every year. Those attractions include:

- Lucas Oil Stadium (0.5 pedestrian-friendly miles to the north)
- Indiana Convention Center (0.8 pedestrian-friendly miles to the north)
- Bankers Life Fieldhouse
- Victory Field (1 pedestrian-friendly miles to the north)
- The Indianapolis Zoo and Indiana State Museum
- Circle Theatre and Indiana Repertory Theatre

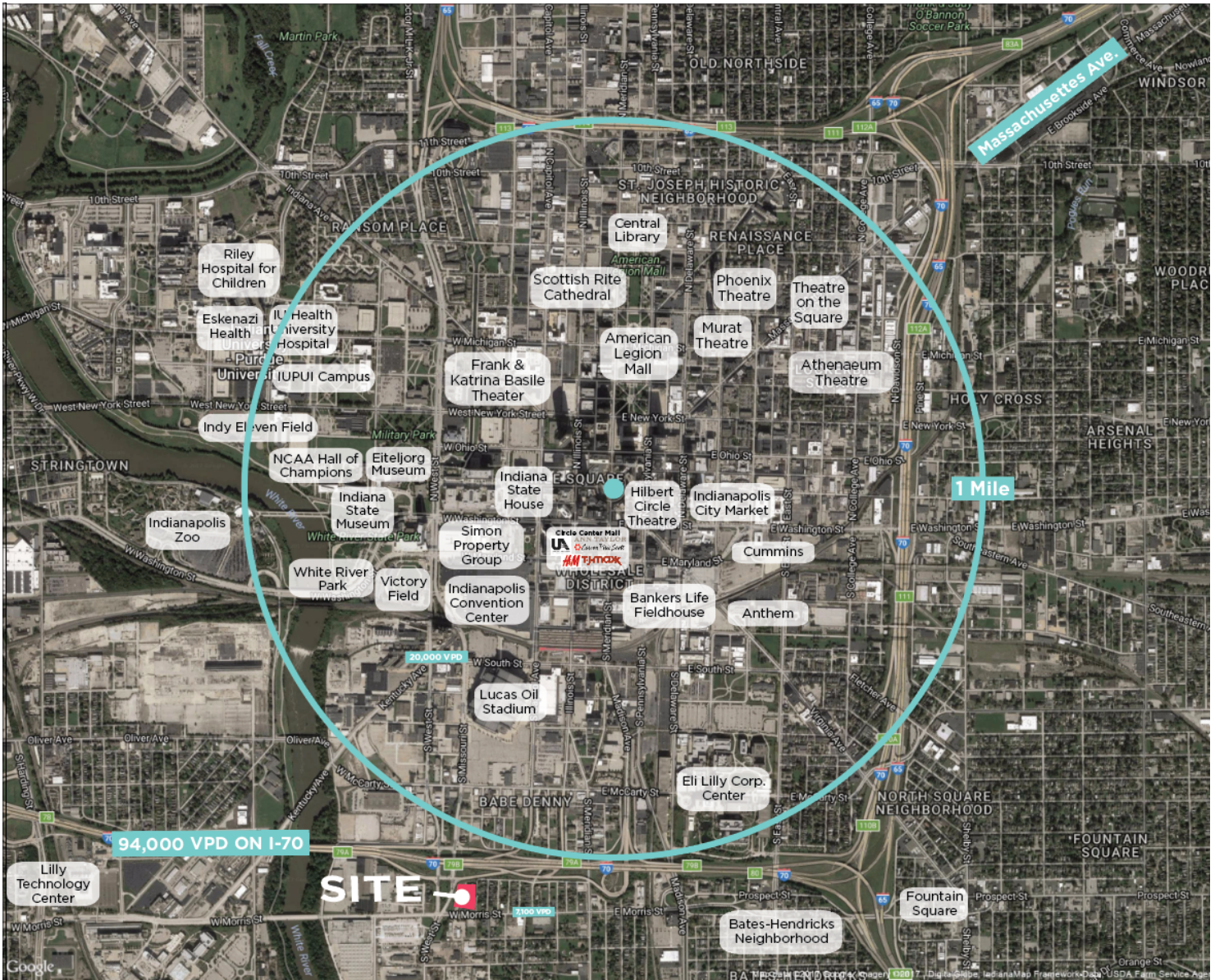
Within a 1.5 mile radius of this property, nearly 7,800 households, home to nearly 19,000 residents, reside in the Downtown Indianapolis and in neighborhoods such as Fountain Square and Bates-Hendricks.

Available Spaces:

- 7,700 SF Restaurant Space with approximately 85' of frontage on Missouri Street
 - Space features wraparound mezzanine (not included in the 7,700 SF)
 - Shared bathrooms with convenience store
- 750 SF with approximately 16' of frontage on Morris Street
- 2,673 SF with approximately 34' of frontage on Morris Street

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DAYTIME DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Businesses	1,026	9,109	13,954
Total Employees	27,048	190,802	251,465
Adj. Daytime Demographics Age 16 Years or Over	29,025	220,280	329,397

POPULATION

	1 MILE	3 MILES	5 MILES
Total population	6,795	80,500	226,424
Median age	34.9	33.6	32.9
Median age (Male)	35.1	34.1	31.9
Median age (Female)	35.2	33.3	33.9

* Demographic data derived from 2010 US Census