

**LEASE****RETAIL/RESTAURANT****OFFICE/MEDICAL****FULLY EQUIPPED RESTAURANT INCLUDING FIXTURES****LEASE RATE**

NEGOTIABLE

**AVAILABLE SF**

5,636 SF

Located on the Southwest corner of I-465 and US 31, the buildout is very close to turnkey condition. The site is easily accessible to customers coming from the South, East and West sides of Indianapolis. This opportunity provides a very low cost of entry into opening a restaurant.

- + Pylon Signage
- + Parking Ratio of 17:1
- + Ready for immediate occupancy and quick opening
- + 55,000 VPD on US 31

# FULLY EQUIPPED RESTAURANT INCLUDING FIXTURES

456 E ELBERT ST., INDIANAPOLIS, IN 46227



## OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	5,636 SF
Available SF:	5,363 SF
Lot Size:	1.42 Acres

## DEMOGRAPHICS

	3 MILE	5 MILES	10 MILES
Total Population	70,579	199,291	648,426
Average HH Income	\$57,818	\$61,367	\$63,853
Total Employees	25,571	114,272	398,744



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