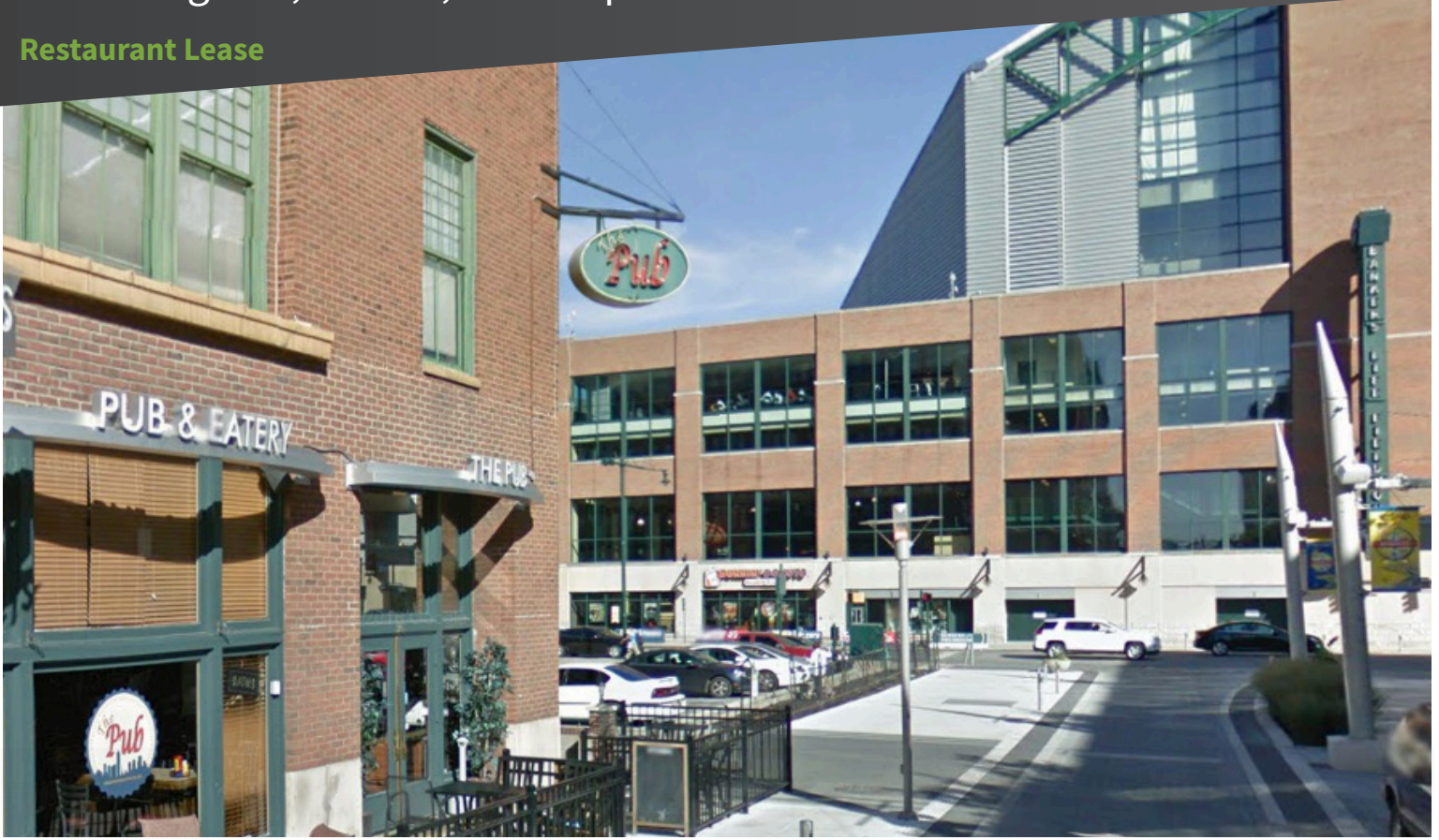


Downtown Georgia Street Restaurant Opportunity

30 E Georgia St, Suite A, Indianapolis IN 46204

Restaurant Lease



Restaurant Opportunity
3,010 SqFt
 \$35/SqFt

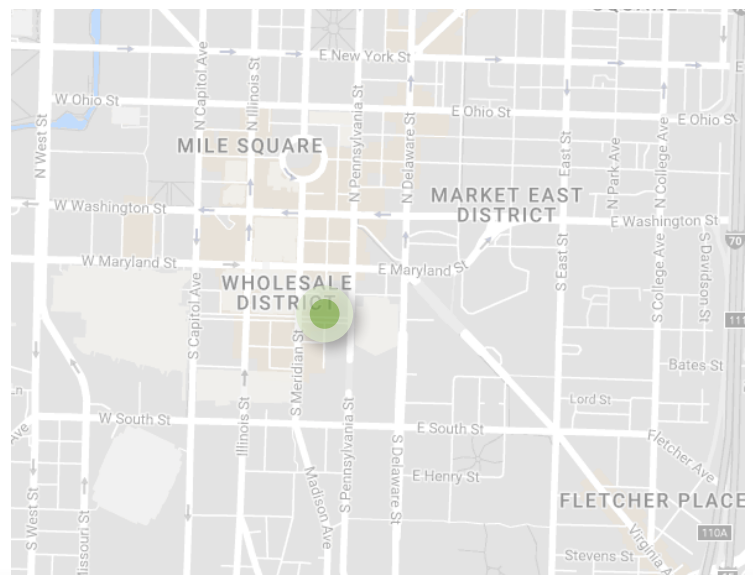
This prime restaurant/bar location sits adjacent to the new Hyatt Hotel and steps from Bankers Life Fieldhouse. As Downtown's Central Business District continues to upgrade its dining and entertainment options, this location presents an opportunity to be an integral piece of the "next wave".

Opportunity Highlights

- 2,250 sf of grade level dining and 760 sf kitchen in the lower level.
- Outdoor seating on Georgia St.
- Join: Howl at the Moon, Kilroy's, Broken English, Punchbowl Social, and many other new restaurants and bars.
- Bar and restaurant infrastructure in place.

Demographics

	.25 mi radius	.5 mi radius	1 mi radius
Estimated Population	2,040	3,154	14,664
Historical Annual Growth	10%	13.8%	6.3%
Estimated Avg HH Income	\$86,151	\$85,305	\$86,490
Total Employees	17,313	56,677	94,729



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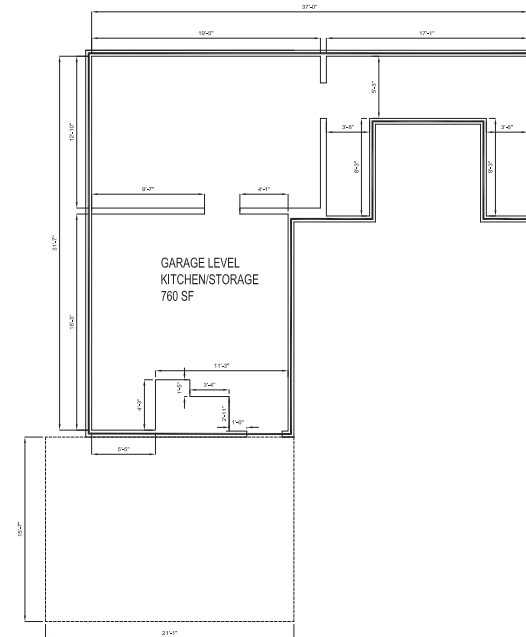
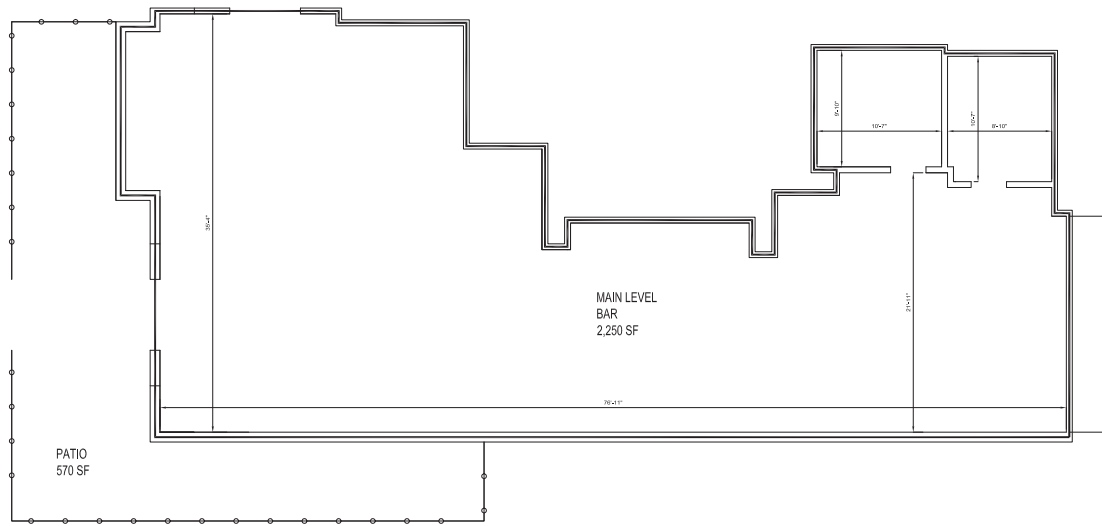


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Site Plan & Availabilities



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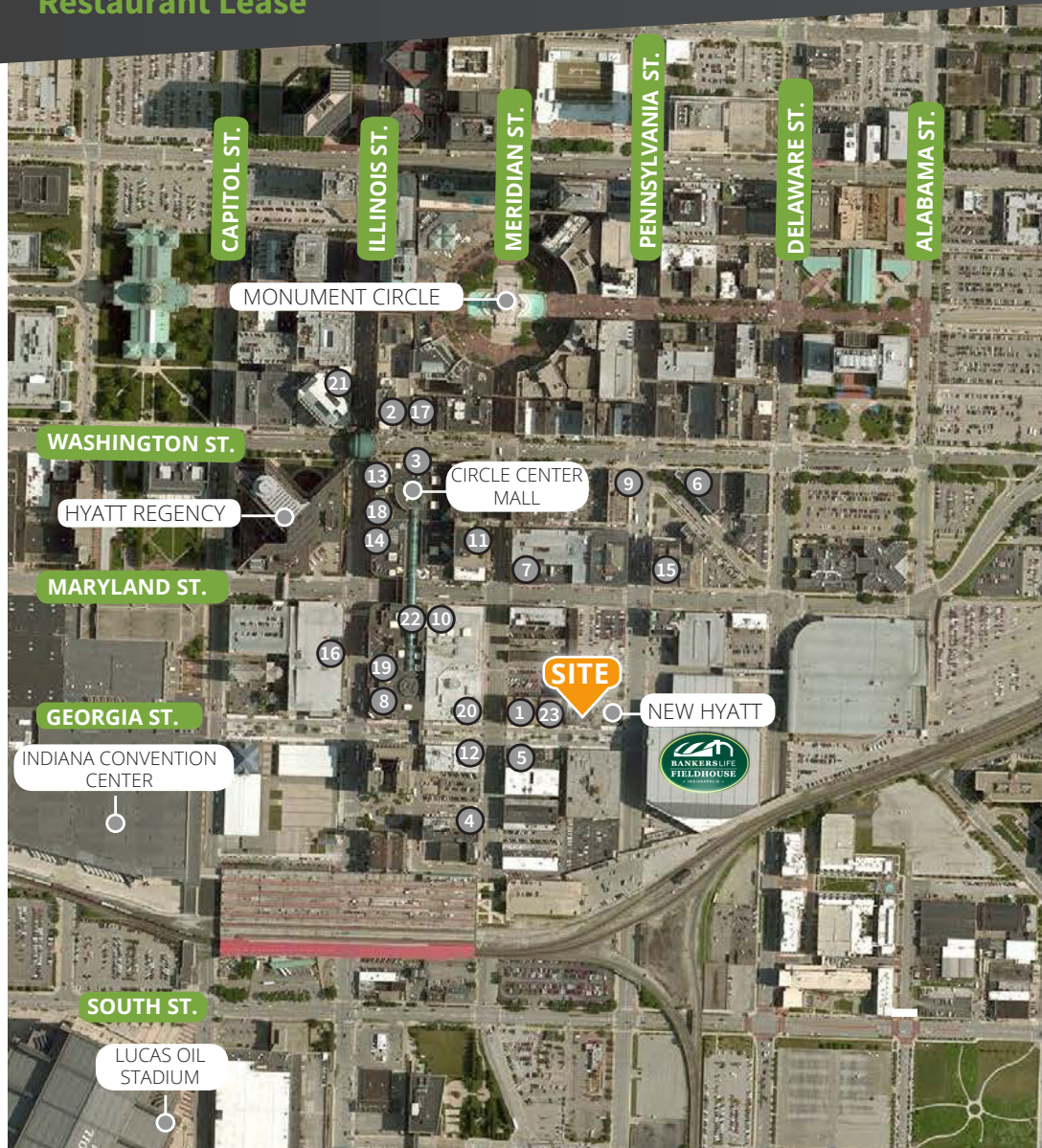
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Restaurant Lease



Georgia Street

Georgia Street's three-block street and walkway connects the Indiana Convention Center, Bankers Life Fieldhouse, Circle Centre, a collection of restaurants, residences, hotels and the historic St. John's Catholic Church.

This unique promenade attracts many with its music and metal picnic tables that line the boardwalk. Georgia Street is host to regular summer events and home to many holiday celebrations.

Restaurant Legend

- | | | |
|----------------------|-------------------------------|-----------------------------|
| 1 Broken English | 9 Morton's The Steakhouse | 16 Ram Restaurant & Brewery |
| 2 Capital Grille | 10 Nada | 17 Rock Bottom Restaurant |
| 3 Champ's Americana | 11 The Oceanaire Seafood Room | 18 Ruth's Chris |
| 4 Claddagh Irish Pub | 12 The Old Spaghetti Factory | 19 St. Elmo's |
| 5 Kilroy's | 13 P.F. Chang's China Bistro | 20 Punch Bowl Social |
| 6 Fogo De Chao | 14 Palomino | 21 Weber Grill Restaurant |
| 7 Hard Rock Cafe | 15 Prime 47 | 22 Yard House |
| 8 Harry & Izzy's | | 23 Howl at the Moon |

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