

# FOR LEASE FREESTANDING RETAIL

631 EAST MICHIGAN STREET | INDIANAPOLIS, IN 46204

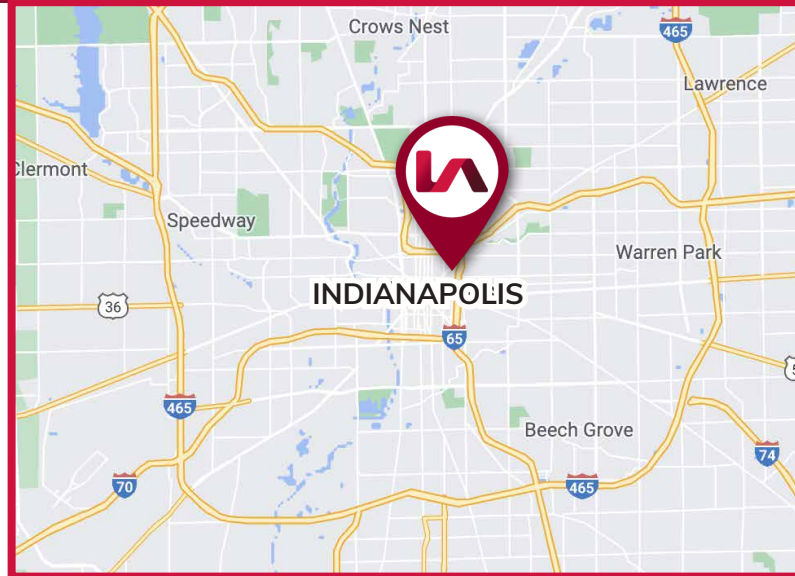


## LISTING DETAILS

- Up to 4,733 SF Available
- Retail Space - Newly Available in the Heart of Lockerbie!
- Iconic Location with up to 4,733sf - Divisible
- Rare, Off-Street Parking for up to 40 Vehicles
- One of the Top Traffic Intersections in the Lockerbie/Mass Ave Area
- Great Access to Strong Inbound and Outbound CBD and Mass Ave Traffic
- Potential for Outdoor Dining Areas
- Area of Great Residential Density
- Just Two Blocks from Bottleworks

## TRAFFIC COUNTS

**N College Ave** 9,443 VPD  
**E Michigan S** 10,018 VPD



## 2021 DEMOGRAPHICS

	<u>1-MILE</u>	<u>2-MILE</u>	<u>3-MILE</u>
EST. POPULATION	19,488	59,833	111,876
AVG. HH INCOME	\$110,448	\$79,894	\$65,831
DAYTIME POP.	71,528	128,363	176,574

**FOR MORE INFORMATION** Scot Courtney | D 317.218.1038 | [scourtney@lee-associates.com](mailto:scourtney@lee-associates.com)  
Bob Lindgren | D 317.218.1032 | [rlindgren@lee-associates.com](mailto:rlindgren@lee-associates.com)

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



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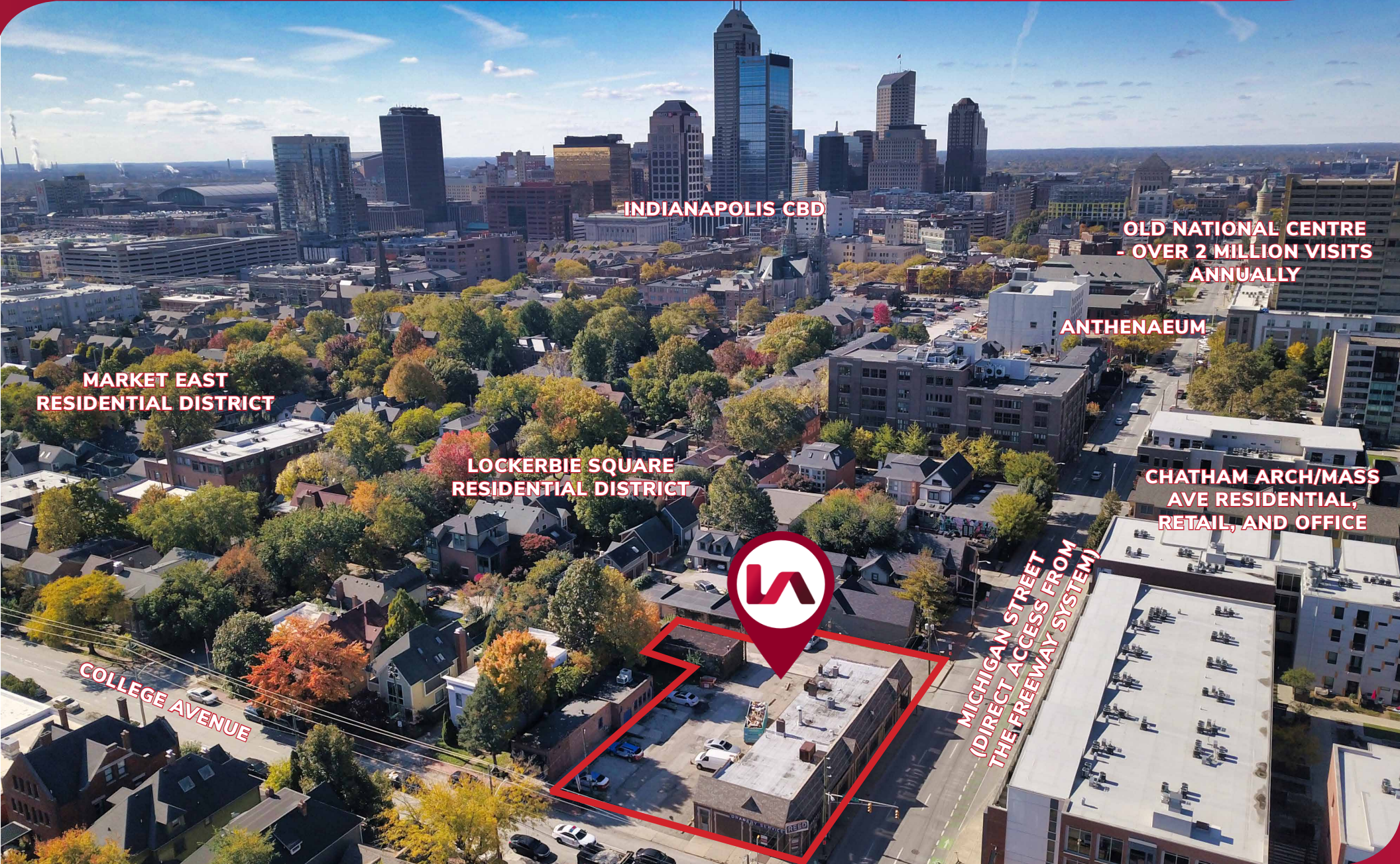
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INDIANAPOLIS CBD

OLD NATIONAL CENTRE  
- OVER 2 MILLION VISITS  
ANNUALLY

ANTHENAUM

MARKET EAST  
RESIDENTIAL DISTRICT

LOCKERBIE SQUARE  
RESIDENTIAL DISTRICT

CHATHAM ARCH/MASS  
AVE RESIDENTIAL,  
RETAIL, AND OFFICE



COLLEGE AVENUE

MICHIGAN STREET  
(DIRECT ACCESS FROM  
THE FREEWAY SYSTEM)

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SUN KING BREWING

MARKET EAST  
RESIDENTIAL DISTRICT

LOCKERBIE SQUARE  
RESIDENTIAL DISTRICT

ANTHANAEUM AND  
OLD NATIONAL CENTRE

MASS AVE -  
RESTAURANTS  
AND RETAIL

COLLEGE AVENUE

MICHIGAN STREET