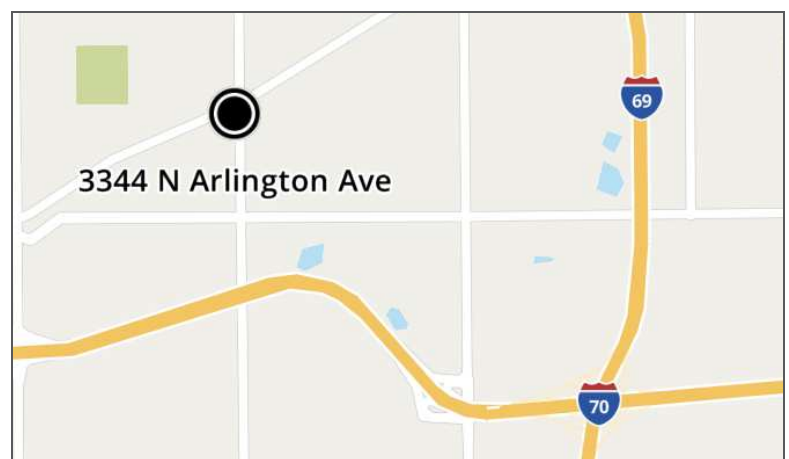


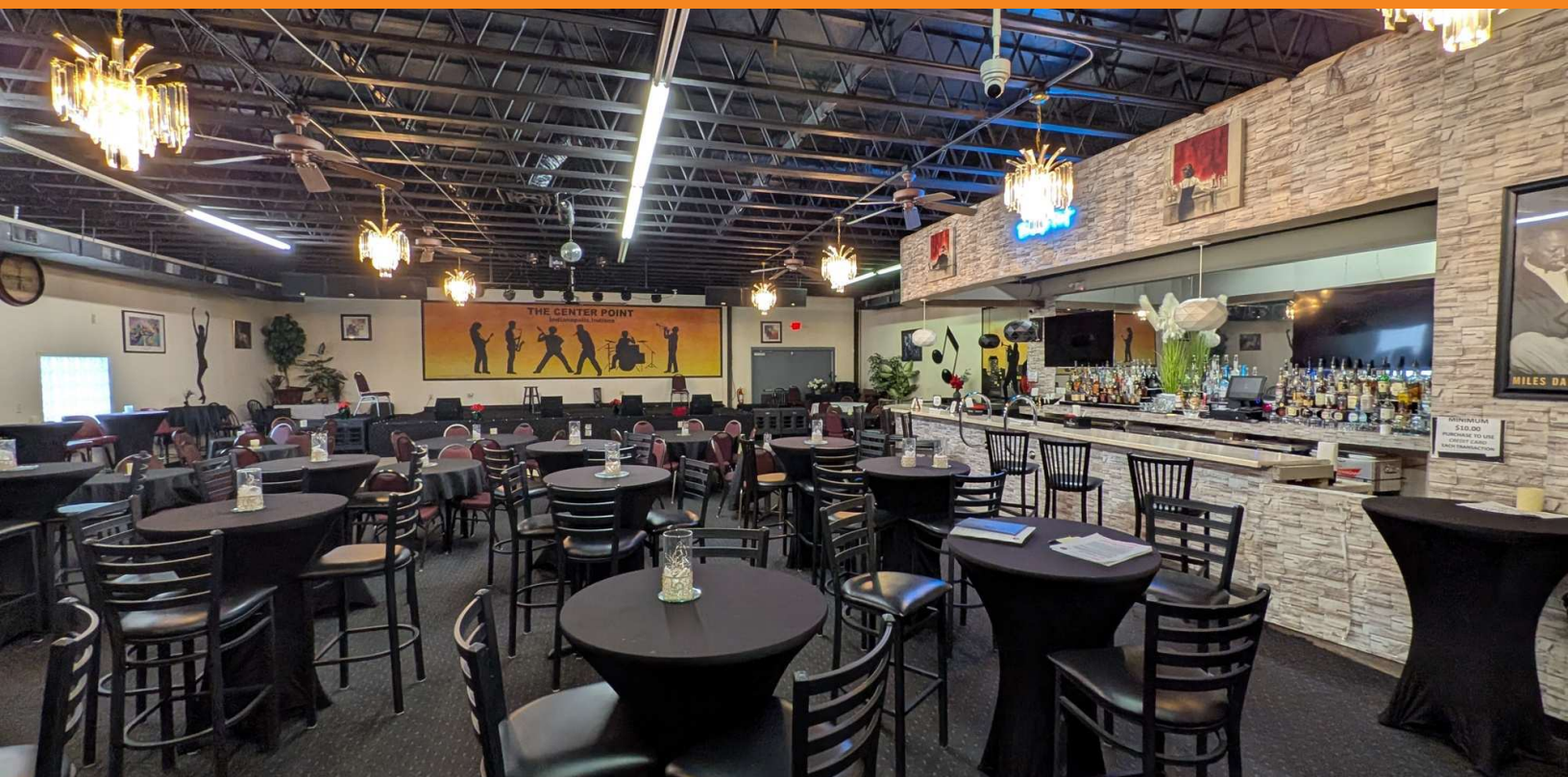


High Potential Retail/Restaurant Opportunity

For Sale or Lease
3344 N Arlington Ave
Indianapolis, IN 46218



Executive Summary



OFFERING SUMMARY

Sale Price:	Best Offer
Lease Rate:	Negotiable
Building Size:	10,393 SF
Lot Size:	1.05 Acres
Year Built:	1972
Zoning:	C4

PROPERTY OVERVIEW

Currently a turnkey restaurant & lounge in a high traffic corridor, this building offers a fully operational bar, commercial kitchen, dining area, and entertainment space — ideal for continuing as a restaurant/bar or converting to suit other business needs. This corner parcel is strategically located on a major thoroughfare at a multi-road intersection with excellent visibility and ample parking. Its generously sized 1.05 AC lot is zoned for commercial use, and is a plug-and-play opportunity for investors or owner-operators.

PROPERTY HIGHLIGHTS

- Full bar and commercial kitchen setup
- Ample on-site parking
- High-visibility frontage on N Arlington Ave
- Suitable for restaurant/bar or retail conversion

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	88	628	2,486
Total Population	213	1,552	6,519
Average HH Income	\$41,039	\$47,010	\$45,252

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Additional Photos

