

For Sale or Lease

860 Virginia Ave
Indianapolis, Indiana 46203



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Rare Fountain Square Sale Opportunity



Snapshot

Building Size: 9,872 SF
Land: .43 Acres
Year Built: 1939
Zoned: C-5
Parking: ± 30 Spaces
List Price: \$2,250,000
Lease Rate: 27.50 PSF NNN

Property Details

Prime location in Fountain Square available for redevelopment or retail use. Walkable to numerous restaurants, shops and other retail amenities. The property has accessibility both from Virginia Avenue and alley. Stunning views of downtown with a flexible site plan.

Located in the heart of Fountain Square with immediate interstate accessibility.

2019 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	DAILY TRAFFIC COUNT
POPULATION	17,562	102,966	244,974	8,376 AADT on Virginia Ave
NUMBER OF HOUSEHOLDS	6,794	43,823	102,781	
MEDIAN HOUSEHOLD INCOME	\$47,669	\$43,344	\$41,821	

3502 Woodview Trace, Suite 250
Indianapolis, Indiana 46268
317.875.8888
317.875.9999 Fax
www.cressy.com

Global Brokerage Division of Cressy Commercial Real Estate

JOE LONNEMANN
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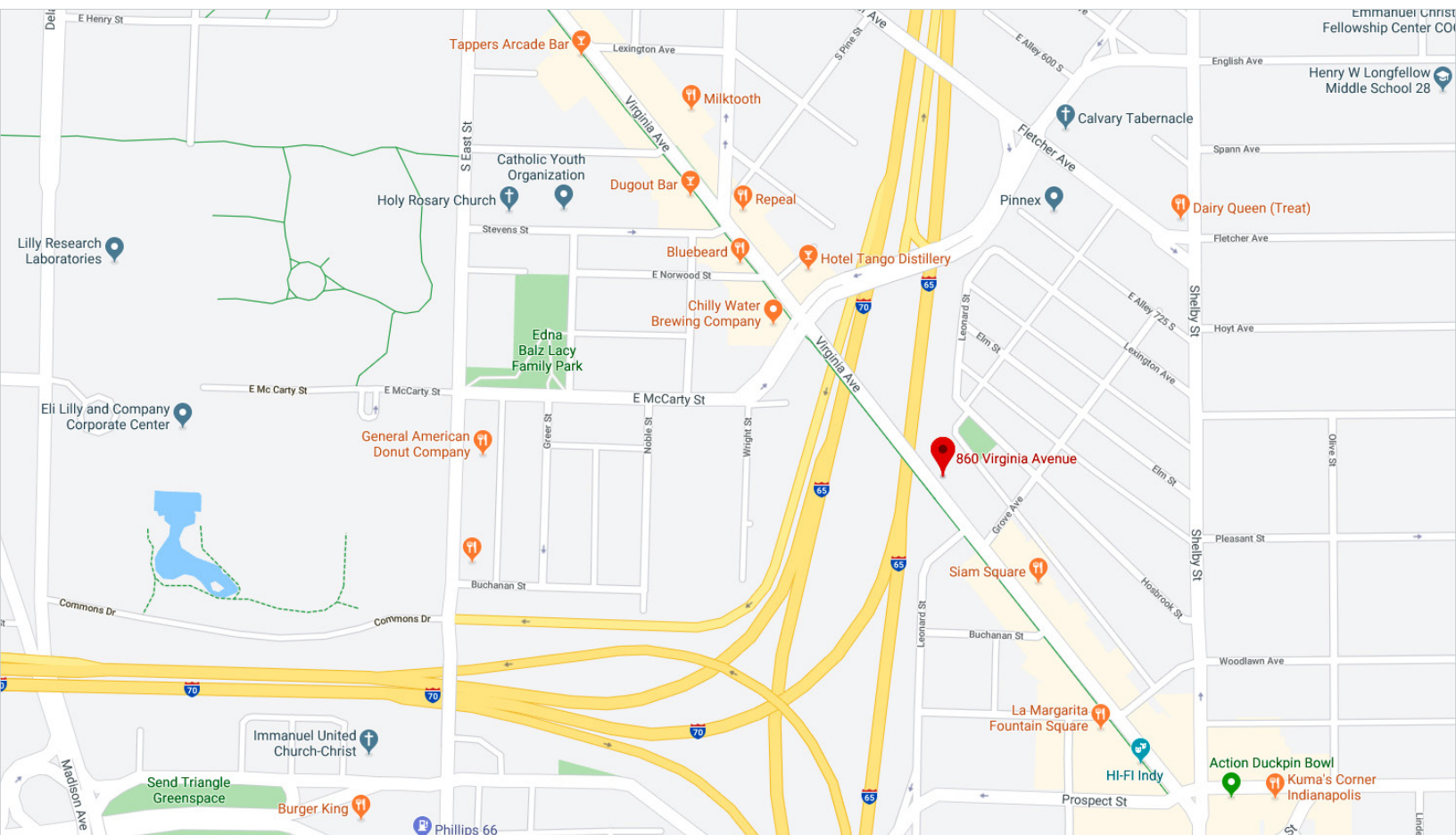
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In The Heart of Fountain Square | Stunning Views of Downtown



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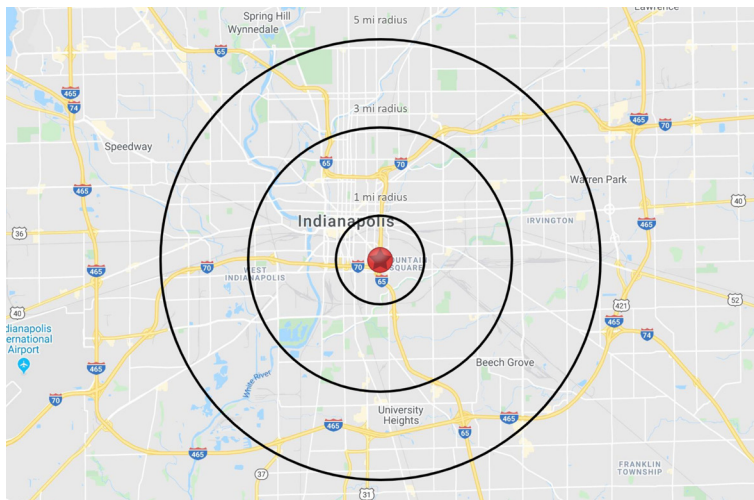
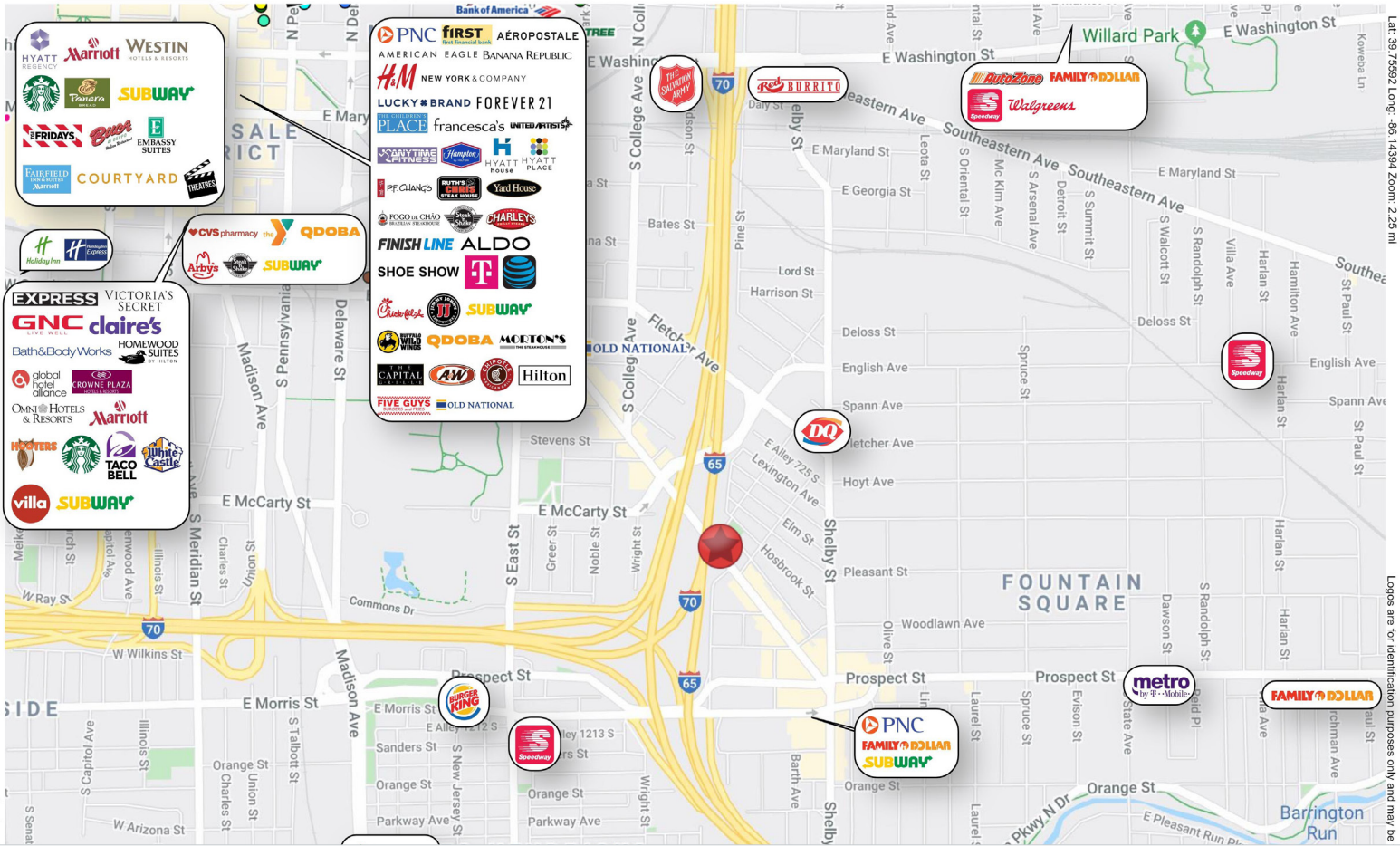
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Great Regional Location



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