

Free Standing Building

706 Broad Ripple Avenue, Indianapolis, IN 46220



FOR LEASE

TRAFFIC COUNTS

Broad Ripple Ave - 10,800 ADT
N College Ave - 16,300 ADT00 ADT

- Main floor 3,600 sf / basement 900 sf
- Dense daytime population
- One of very few buildings with parking in Broad Ripple
- Can be used for restaurant, retail or office space
- At the intersection of College Ave and Broad Ripple Ave

CONTACT

McCrea Property Group
for more details

MARKET DEMOGRAPHICS

Radius	Population	Income	Households	Daytime Pop
1 Mile	10,883	\$165,710	5,620	4,974
3 Mile	80,942	\$142,319	35,978	28,214
5 Mile	223,038	\$109,630	98,686	131,973

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