

**FOR LEASE IN THE HEART OF BROAD RIPPLE**  
**Free Standing Building**  
714 Broad Ripple Ave, Indianapolis, IN



## PROPERTY HIGHLIGHTS

- 2,284 SF former bank building
- Includes drive-thru
- Multiple access points from Broad Ripple Avenue and E. Westfield Boulevard
- Centrally located in Broad Ripple Village with high traffic count of 22,576 vehicles per day
- Excellent visibility and frontage
- Only 300' from Fresh Thyme market



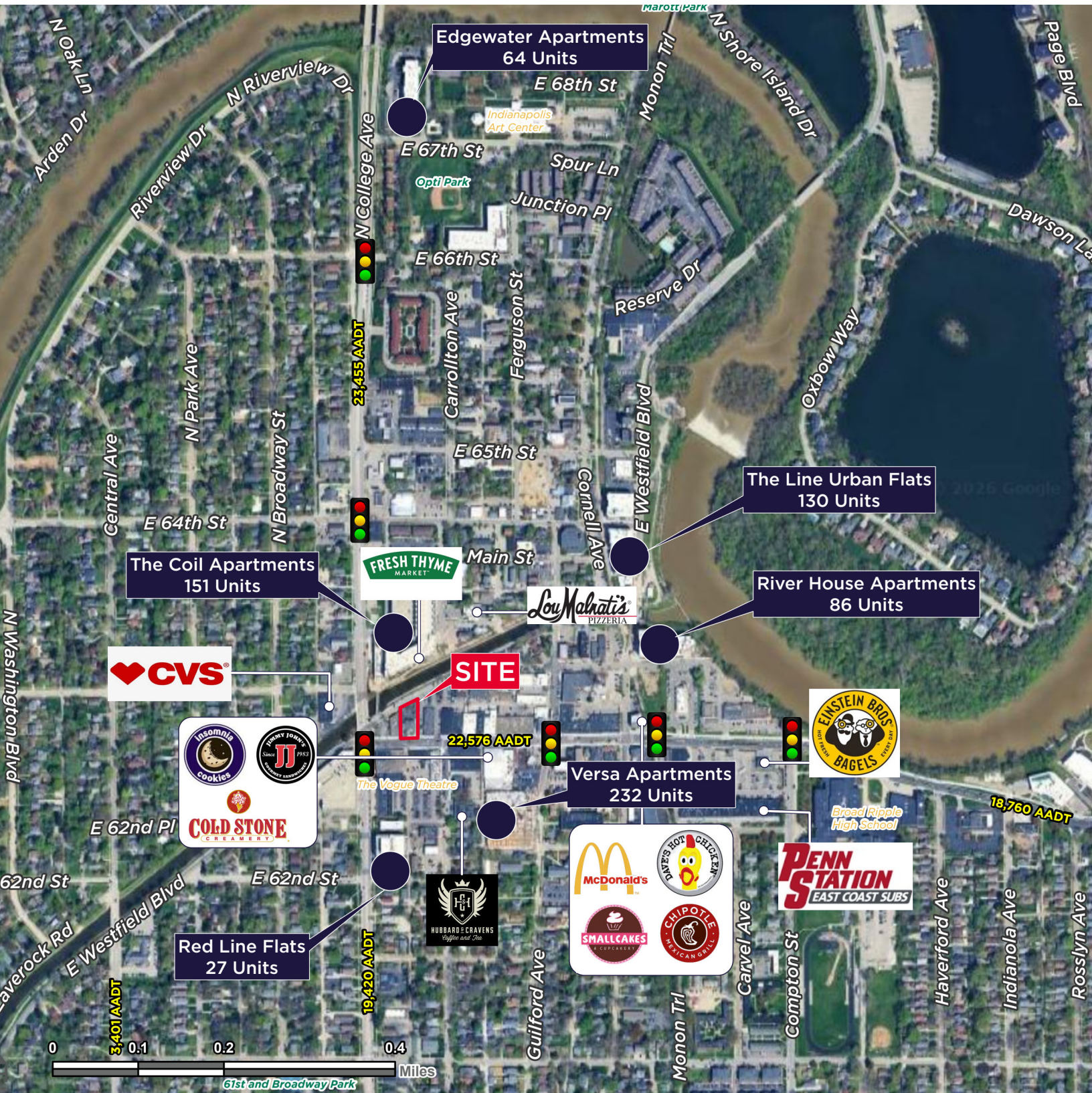
***Indy's iconic restaurant and entertainment district!***

Contact

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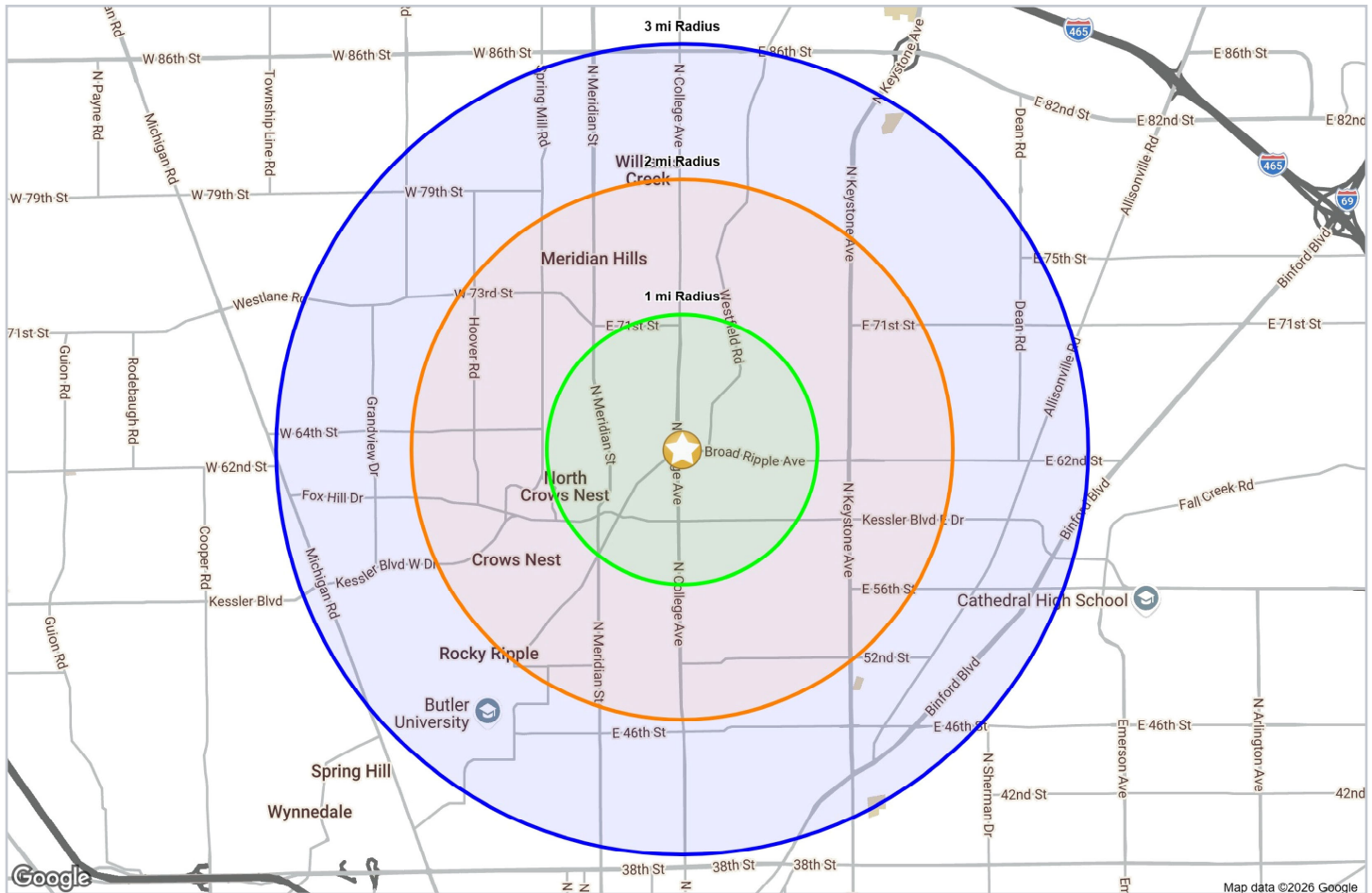
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**DEMOGRAPHICS - 3-MILE RADIUS**

Population	<b>81,769</b>
Daytime Population	<b>48,358</b>
Estimated Households	<b>36,109</b>
Avg Household Income	<b>\$145,691</b>

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