

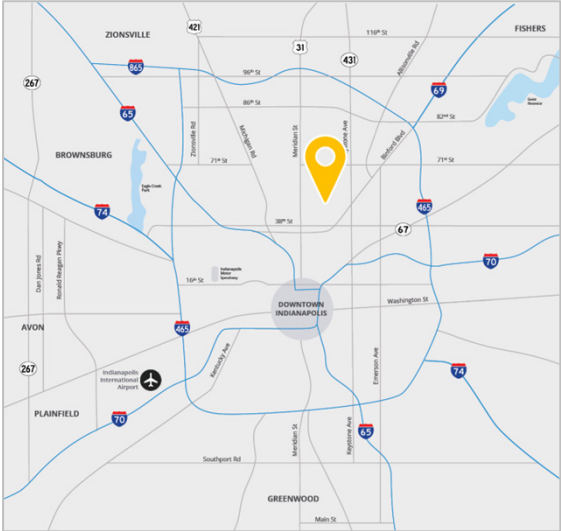


FOR LEASE
5858 N College Ave
 Indianapolis, IN

Opportunity Within The MK Mixed Use Development

Property Highlights

- ± 1,950 SF former restaurant suite available
- Featuring prime outdoor patio on College Ave
- Total building is ± 80,000 situated on 2.04 acres
- Built in 2019 comprised of 100 apartment units
- Co-tenants include Orange Theory and Chiro One Chiropractic & Wellness Center
- Positioned in desirable Broad Ripple location
- Located on IndyGo Redline Mass Transit route
- Only one block from the Monon Trail
- Traffic Count at College Ave & Kessler Blvd – 18,251 AADT



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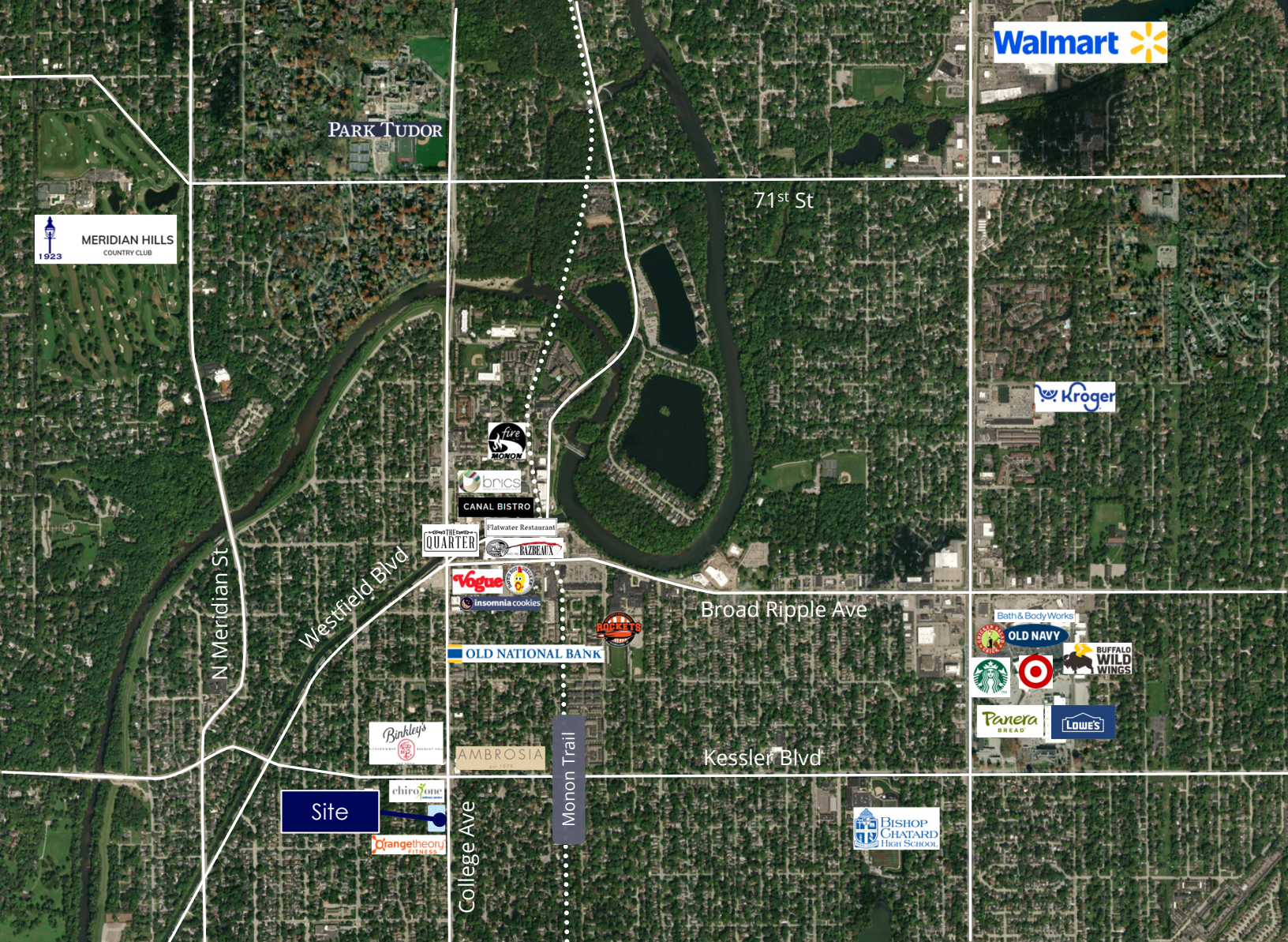
Daytime population is comprised of 8,342 workers + 3,699 residents



Annual household spending on eating out - \$5,828 within a mile radius







DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population 2025	13,502	84,799	226,386
Population Projected 2030	13,822	85,297	228,639
Daytime Population	12,041	70,185	248,987
Average HH Income	\$160,240	\$131,220	\$109,336
Total Households 2025	6,722	38,165	99,108
Households Project 2030	6,907	38,516	100,557



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