

RETAIL PROPERTY FOR LEASE

414 West Vermont St.

Indianapolis, IN 46202

COOMBES REAL ESTATE



PROPERTY DESCRIPTION

414 West Vermont Street offers a flexible street-level retail opportunity beneath the dual-branded Hampton Inn & Homewood Suites by Hilton, one block from the Canal and Downtown. Excellent traffic numbers paired with structured parking and strong hotel foot traffic offers a broad market appeal.

PROPERTY HIGHLIGHTS

- Up to 6,500 SF available
- Floor-to-ceiling glass along West Street
- Warm gray shell, ready for buildout.
- Near IU Indianapolis and Purdue Indianapolis
- On the Canal, walkable to downtown.
- Easy access to I-65/I-70 > I-465
- Approx 35,000 VPD on West Street
- 1,000 hotel guests annually

OFFERING SUMMARY

Lease Rate:	\$22 SF/yr (NNN)
Available SF:	1,500 - 6,500 SF
Building Type:	Ground-Floor Hotel Retail

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	586	2,394	8,880
Total Population	965	3,976	15,649
Average HH Income	\$104,423	\$99,468	\$99,562

Robert Coombes

(765)-760-3189

rob@coombesrealestate.com

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612 N Park Avenue, Indianapolis, IN 46204

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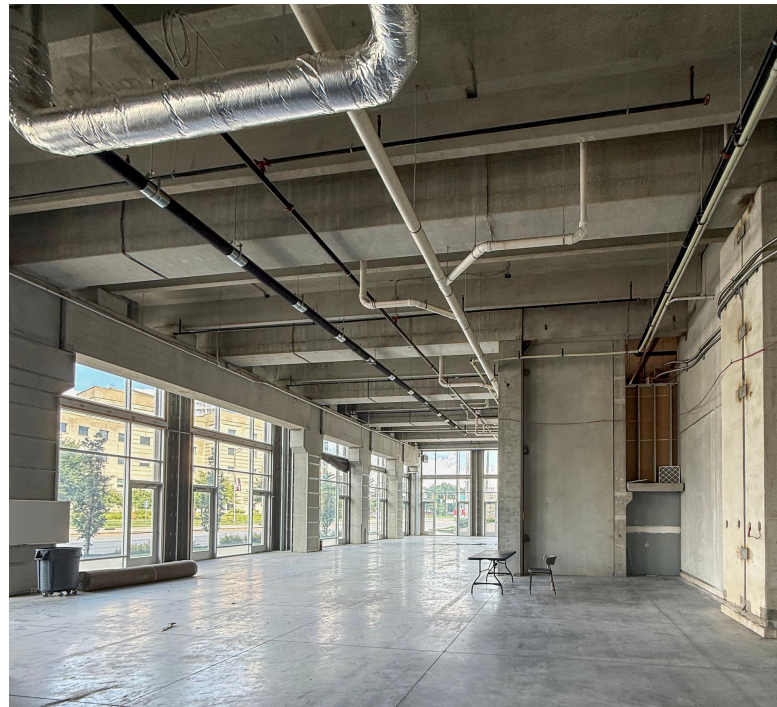
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Interior views of the open, unfinished retail shell - exposed structure with storefront glass on multiple exposures.



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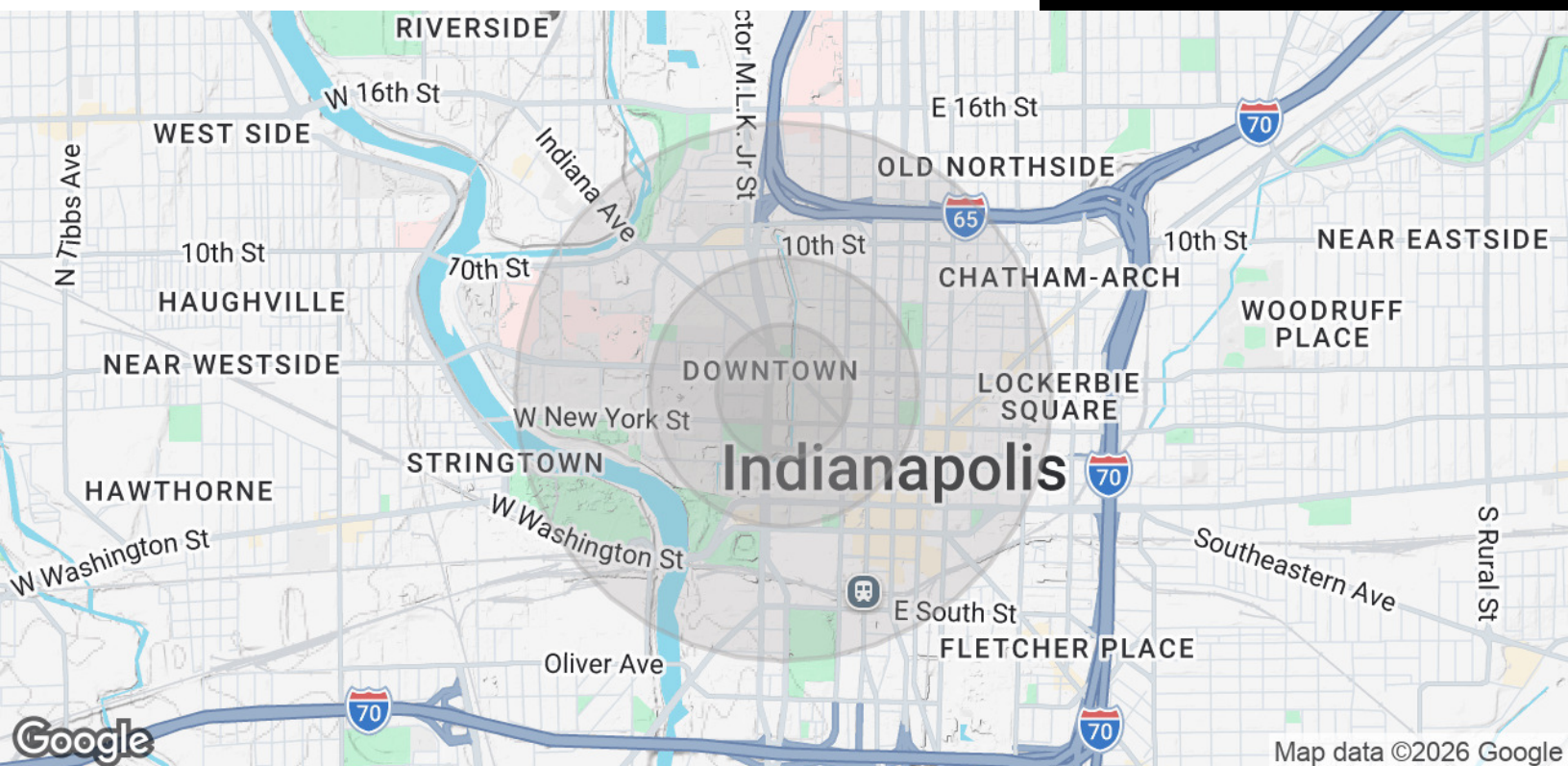
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	965	3,976	15,649
Average Age	27.5	27.4	29.5
Average Age (Male)	27.4	27.8	30.8
Average Age (Female)	29.0	28.3	28.2
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	586	2,394	8,880
# of Persons per HH	1.6	1.7	1.8
Average HH Income	\$104,423	\$99,468	\$99,562
Average House Value	\$333,967	\$343,058	\$357,202

2023 American Community Survey (ACS)

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