

Seven Forty Seven

747 N College Ave, Indianapolis, IN 46202

FOR LEASE

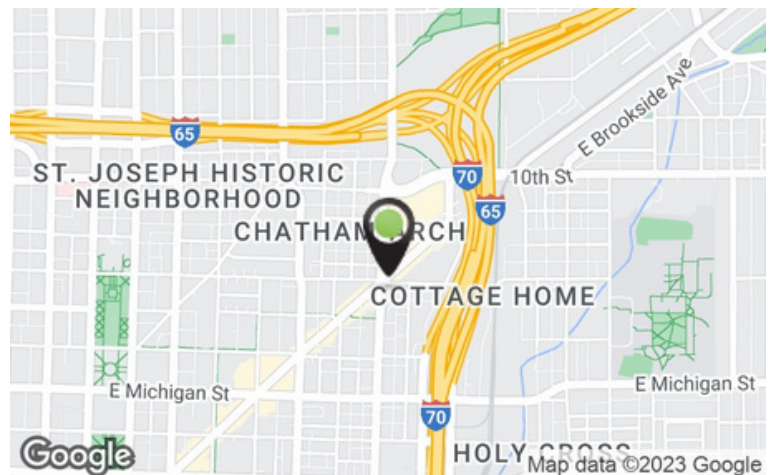


Last Available Space

1,169 SF

PROPERTY DESCRIPTION

747 N College Avenue is a premier commercial property located in the heart of Downtown Indianapolis, offering **prime retail space** for lease. Positioned at the bustling intersection of Mass Ave and College Avenue, the property is adjacent to the Bottleworks District, one of Indianapolis' most vibrant entertainment and retail destinations. This final available space provides an unparalleled opportunity for businesses seeking high visibility and foot traffic in a dynamic urban setting. This space is ideal for boutique retail or service-oriented businesses.



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	13,990	59,530	127,567
Total Population	23,998	124,829	279,199
Average HH Income	\$118,837	\$83,486	\$80,261

[VIEW WEBSITE](#)

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ALO Property Group
9075 N Meridian St, Suite 175
Indianapolis, IN 46260
www.ALOPG.com



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SITE PLAN



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LEASE DESCRIPTION

Prime retail space available for lease at 747 N College Avenue in Downtown Indianapolis.

Positioned at the intersection of Mass Ave & College Avenue, **adjacent to the Bottleworks District**, this space offers unmatched foot traffic, high visibility, and access to one of Indianapolis' most vibrant urban neighborhoods.

Property Details

Building Name	747 N College Ave
Property Type	Street Retail
Year Built	2017
Number of Floors	5
Retail Square Footage	1,169 SF
Avg Household Income	\$118,837 / 1-mile
Daytime Businesses	10,117 / 2-mile
Daytime Employees	150,181 / 2-mile
Vehicles Per Day	26,760

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Eat & Drink:

- Modita
- Sundry & Vice
- Blue Collar Coffee
- Please & Thank You Coffee
- The Garage Food Hall
- The Fountain Room
- Bohdi
- Fernando's
- Niyyah Coffee

Office:

- @Properties
- High Alpha
- First American Title
- Lumina Foundation
- Forvis Mazars
- Bellefontaine Office Suites
- Insight Global
- Fairbanks Foundation
- Indiana Members Credit Union

Shop & Services:

- Good Neighbor
- The W Nail Bar
- Woodhouse Day Spa
- YogaSix
- Drybar
- Stretch Lab
- Pedego
- Laser Away
- The Shop

Entertainment:

- Pins Mechanical
- Living Room Theaters
- Sandbox VR

Lodging:

- Bottleworks Hotel



AVAILABLE SPACES

SUITE D: 1,169 SF –
Ideal for boutique
retail or service-
oriented businesses.

[VIEW DRONE VIDEO](#)



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PRIME LOCATION



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EXTERIOR PHOTOS



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AERIAL RETAIL MAP

