



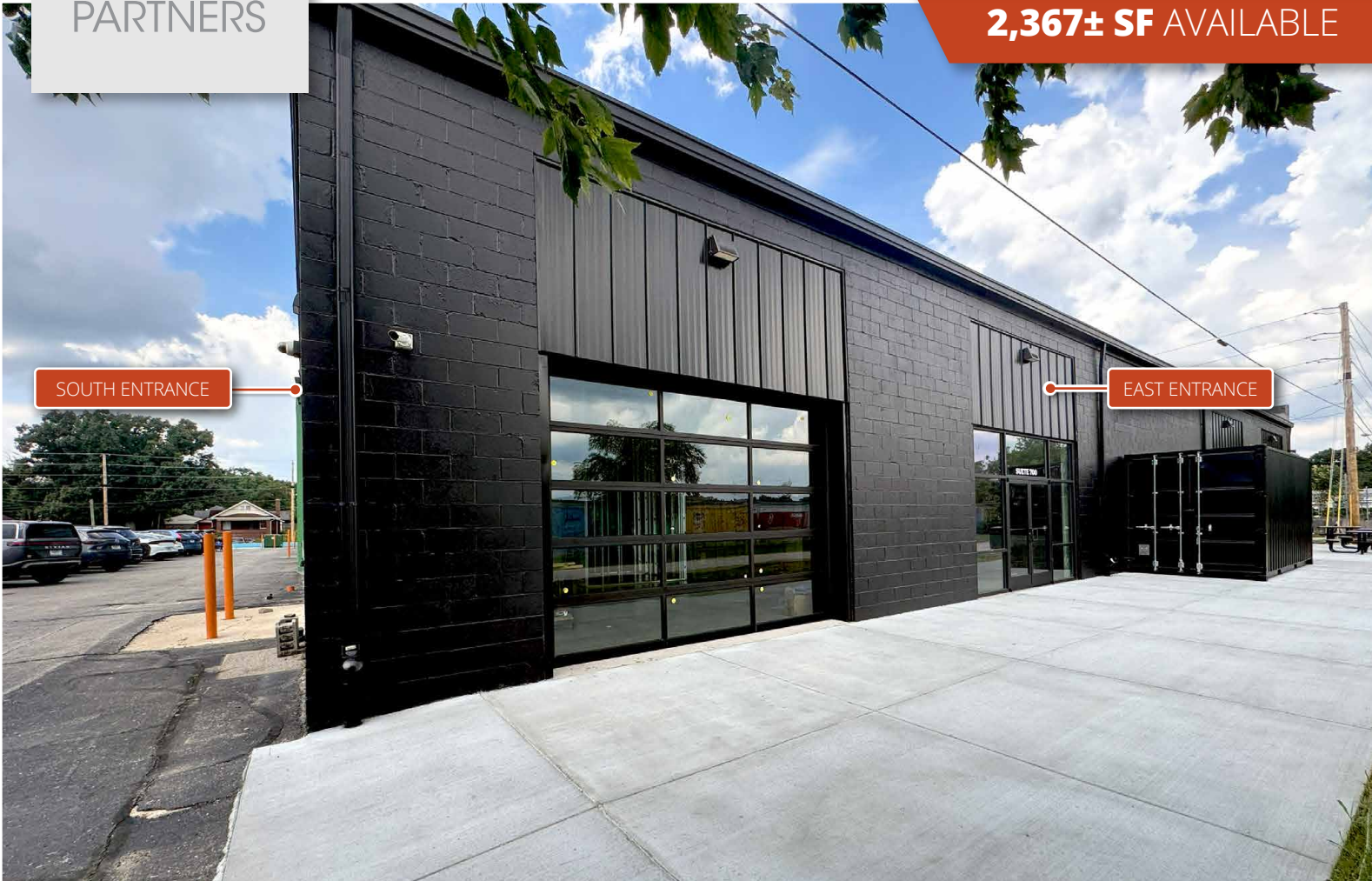
RELIANT
PARTNERS

5255 WINTHROP AVE, SUITE 700

2,367± SF | RETAIL/COMMERCIAL SPACE AVAILABLE

Meridian Kessler Area // 5255 Winthrop Ave // Indianapolis, IN 46220

2,367± SF AVAILABLE



OUTDOOR PATIO EAST SIDE OF BUILDING FACING THE MONON TRAIL



COMMERCIAL REAL ESTATE



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ON THE MONON TRAIL

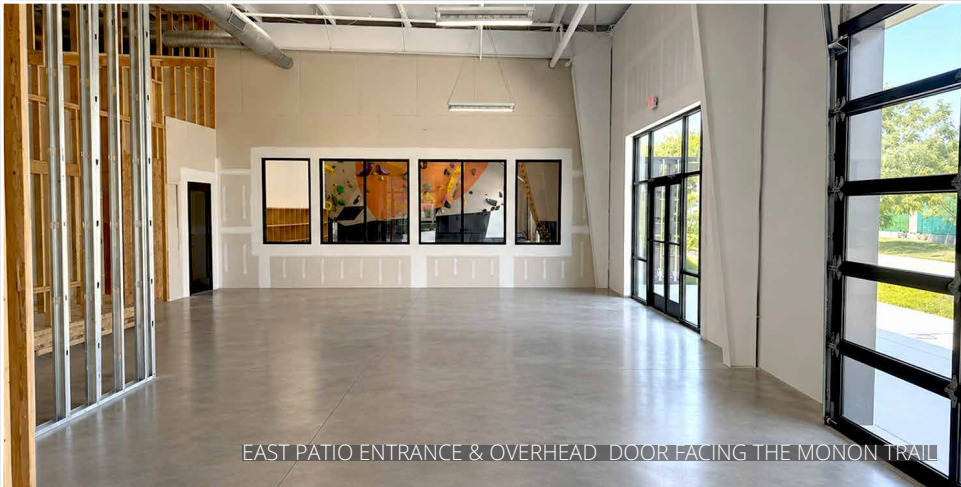
INTERIOR SPACE | 2,367± SF



RENDERING OF POTENTIAL COFFEE SHOPPE USER



INTERIOR DOOR TO SHARED REST ROOMS



EAST PATIO ENTRANCE & OVERHEAD DOOR FACING THE MONON TRAIL



VIEW FACING THE MONON TRAIL



SOUTH VESTIBULE ENTRANCE



EVENT/CONFERENCE ENTRY

DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
EST TOTAL POPULATION 2025	15,900	92,100	246,300
PROJECTED POPULATION 2030	15,900	93,800	251,800
AVG HOUSEHOLD INCOME 2025	\$130,200	\$107,200	\$96,200
EST HOUSEHOLDS 2025	7,500	40,500	106,500
DAYTIME POP - EMPLOYEES	3,400	32,600	110,900
MEDIAN HOME VALUE	\$357,000	\$324,900	\$296,100

**FOR INFORMATION,
PLEASE CONTACT:**

SCOTT LINDENBERG CCIM // 317.449.9697 // scott@reliantpartners.us
LINDSEY RONDEAU // 317.449.9697 // lindsey@reliantpartners.us

5594 E. 146th Street, Suite 200 // Noblesville, IN 46062 // www.reliantpartners.us

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MULTIPLE POTENTIAL USES

PROPERTY FEATURES:



SHARED RESTROOMS IN ADJACENT HALL



RESTROOM WITH SHOWER



BACK OF HOUSE SPACE



BACK OF HOUSE SPACE



- **5255 WINTHROP AVE** is a multi-tenant building with a total of 35,873± SF located in South Broad Ripple that sits adjacent to the Monon Trail.
- **FOR LEASE: 2,367± SF retail/commercial space with patio entrance facing the Monon Trail**
- Available space is adjacent to MononWorks Coworking & Ripple Boulder (a 330+ member rock climbing gym).
- Space is in the build out phase and ready for a new tenant to design for their needs. It has a large front of house open concept area with additional event/conference room just off the south entrance; spacious back of room area, office/storage room and bathroom with shower; two entrances from exterior and an interior entrance that also provides access to shared bathroom area.
- Larger overhead door opens to Monon Trail enhancing all the natural light entering the space with potential for patio seating.
- Co-tenants include Developer Town, Crouching Tiger Martial Arts, Ripple Boulder, Emergent Construction, Bayonet Media, and Wormser Casey Legal.
- Space is located at SEC of E. 53rd Street & Winthrop Ave; two blocks east of College Avenue in South Broadripple.
- Great visibility and exposure along the Monon Trail bringing in bike riders and pedestrians out for a stroll.
- 75 non-reserved parking spaces (including 4 ADA spaces) in parking lot south of building
- Very walkable location to surrounding SoBro and Meridian-Kessler neighborhoods

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ON THE MONON TRAIL

SITE PLAN:



*SITE PLAN SUBJECT TO CHANGE.

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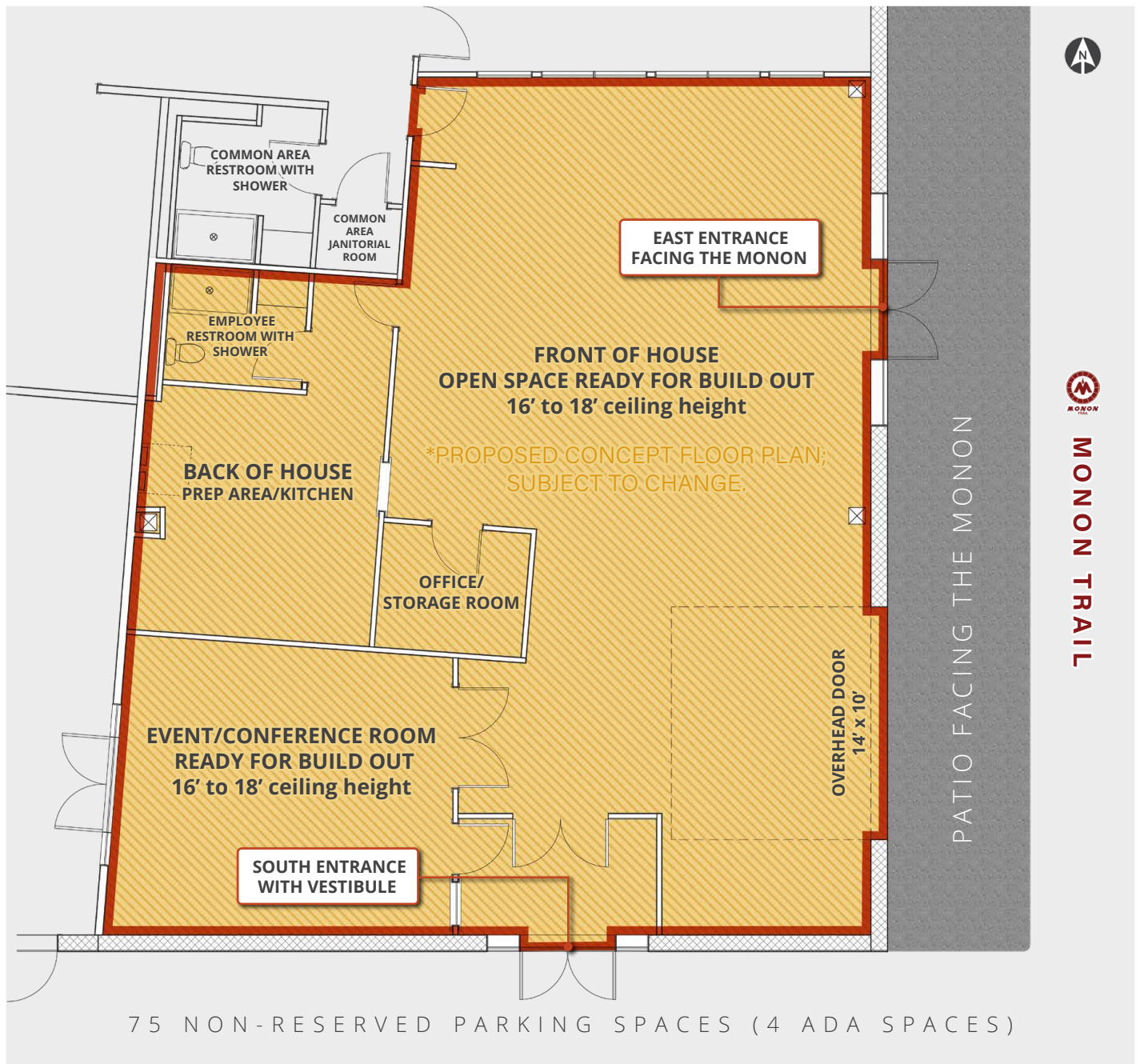
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READY FOR NEW TENANT BUILD OUT

SITE PLAN:



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GREAT SOBRO LOCATION

AERIAL:



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