

DOWNTOWN INDY - RETAIL/OFFICE

+/- 2,300SF - AVAILABLE FOR LEASE

16 N PENNSYLVANIA STREET, INDIANAPOLIS, IN



PROPERTY DESCRIPTION

Centrally located in Downtown's CBD, just one block from Monument Circle. This property is at the prominent, high-traffic intersection of Pennsylvania and Washington Street. Excellent accessibility: nearby parking garages, blueindy stations, and street parking. Located next to the Cultural Trail, and within walking distance of Downtown's many area generators.

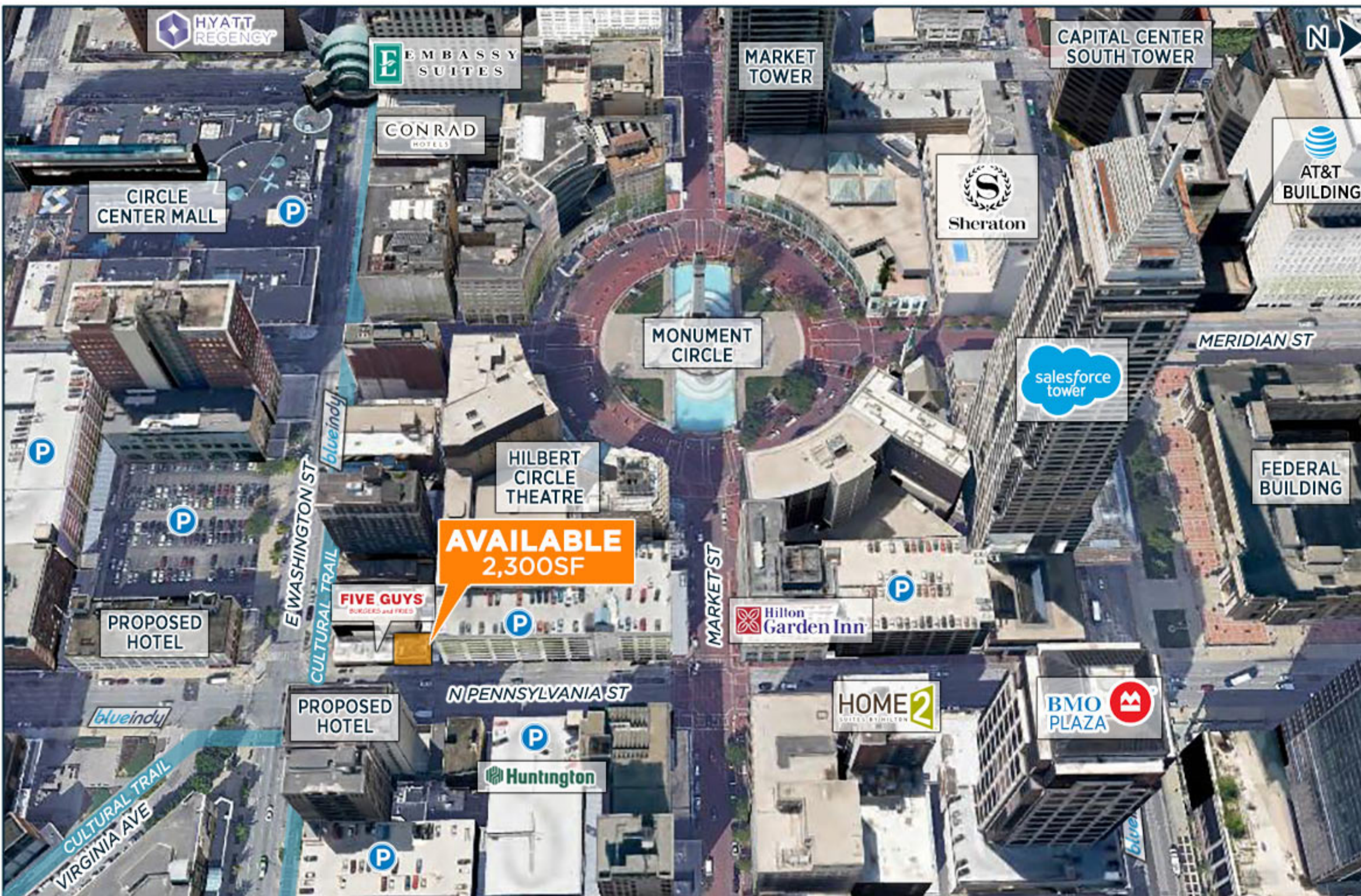
First Floor: 1,100 SF
 Second Floor: 1,200 SF
 Basement for additional storage

DEMOGRAPHICS

	0.5 mile	1 mile	2 mile
Population	4,354	15,328	49,821
Households	2,076	15,548	23,007
Avg Household Income	\$88,932	\$76,787	\$66,048
Employee Population	68,772	149,802	177,029

TRAFFIC COUNTS

N Pennsylvania St - 14,988 ADT
 E Washington St - 20,085 ADT



FOR MORE INFORMATION

Bryan Chandler
 317.614.9402
 bchandler@eclipse.com

ECLIPSE
 REAL ESTATE
 6402 Cornell Avenue
 Indianapolis, IN 46220
 (p) 317.614.9400
 www.eclipse.com