

"THE UPTOWN"

College Ave. between 49th St. and 50th St., Indianapolis

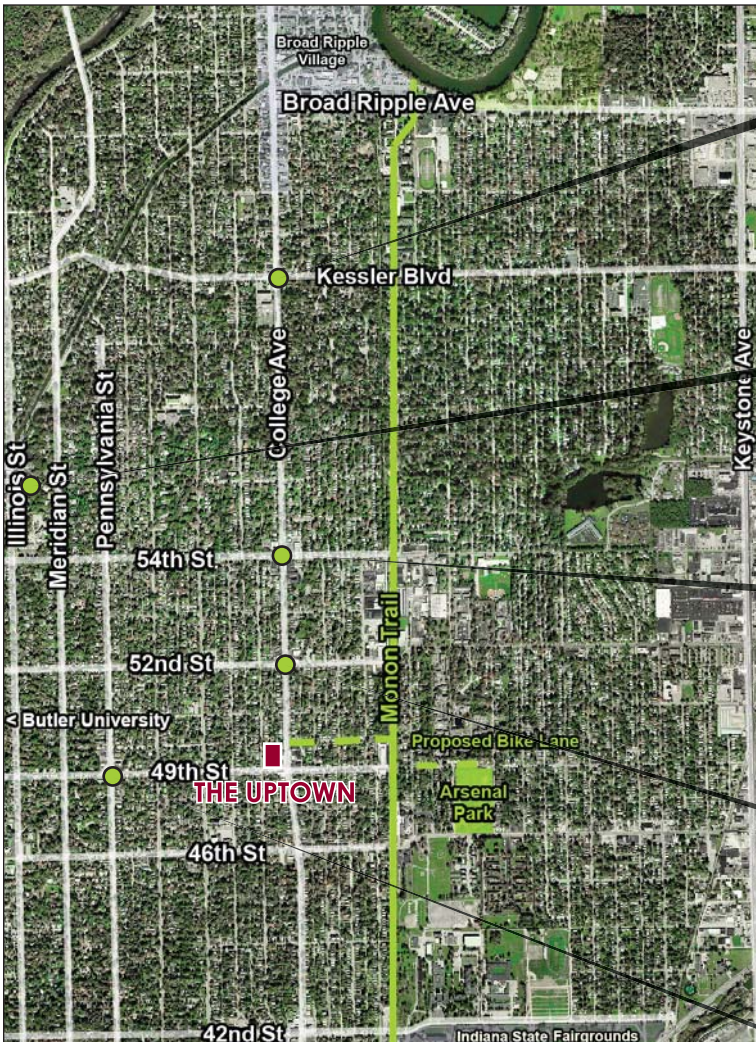


DEVELOP • BUILD
317 • 257 • 9071

PROJECT SHEET



AERIAL



TENANTS
Binkley's, Fox Studio, Haus Home Decor, Fine Estate Rugs

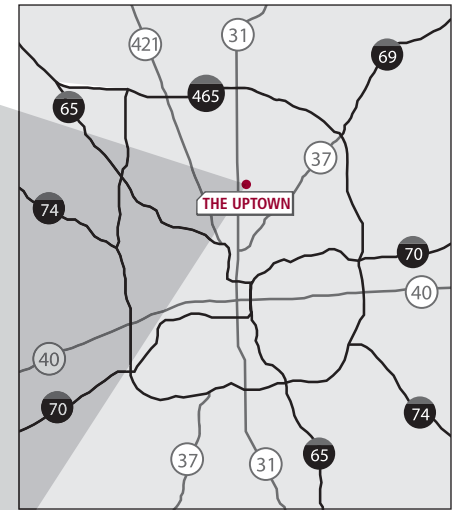
TENANTS
Safeway, Starbucks, 21st Amendment, Kinkaid's Meat Shop, G. Thrapp Jewelry, Oh Yumm Bistro, The Flying Cupcake, Kids Ink Toys, Eckert & Ross Gallery, The Secret Ingredient Boutique

TENANTS
The Fresh Market, Moe & Johnny's, Jazz Kitchen, Yats Cajun, Bon Vivant Boutique, Northside News, Sam's Gyros, Bokay Florist, Pro Winds Music Shop

TENANTS
Taste Cafe, Blue Lagoon Caribbean, Red Key Tavern, Circle City Pizza, Sparkle Cleaners, Luna Music, Indie Bike, The Aristocrat Pub, Habig Gardening/Nursery

TENANTS
Barking Dog Cafe, Europa Day Spa, Emmett's Hair, Cafe Patachou, D&Z Gifts, Meridian Heights Cleaner, Do It Best, Noble Roman's Pizza

AREA MAP



RETAIL SPACE FOR LEASE



Harvey Levin
317-249-9000 x12 voice
317-590-8550 cell
hlevin@cbrs.com

Brooke Yeager
317-249-9000 x19 voice
317-997-6497 cell
byeager@cbrs.com

www.Uptown-Indy.com

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DESIGN

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SITE PLAN Proposed Internal Layout

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PRE-LEASE NOW!

TENANTS

- City Dogs Grocery
- Paw Patch
- Veterinarian
- Corbin
- Photography
- Second Chance
- Boutique



PROPERTY HIGHLIGHTS

- Now Leasing Main Level & Lower Level Space
- 500 - 8,000 SF Available
- Great Visibility on College Ave.
- 18,529 Cars per Day on College
- Green Design Utilizing Sustainable Energy and a Smart Growth Model
- Zoned CS - Up to 4 Restaurants and 4 Taverns Allowed
- Minutes from The Fresh Market, Butler University, Moe & Johnny's and all that Midtown has to Offer!
- Plans call for 72 Apartments
- 25,263 SF of Main Level Space
- Up to an Additional 25,263 SF Retail/ Office/Storage Space
- 75,789 Total SF when Finished +/- 25,000 Lower Level Space

MIXED USE / SMART GROWTH

- Comprehensive Community Redevelopment
- Brown to Green / LEED Proposed
- Healthy Living Opportunities
- Infrastructure / Energy Sustainability
- Economic Development...
- PLACES PEOPLE WANT TO BE!

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DEMOGRAPHIC PROFILE

Demographics	1 Mile	3 Miles	5 Miles
Population	16,721	90,907	234,730
Households	7,520	40,208	100,826
Average HH Income	\$81,426	\$67,598	\$67,823

One of the most dense populations in a five mile radius in the state of Indiana!