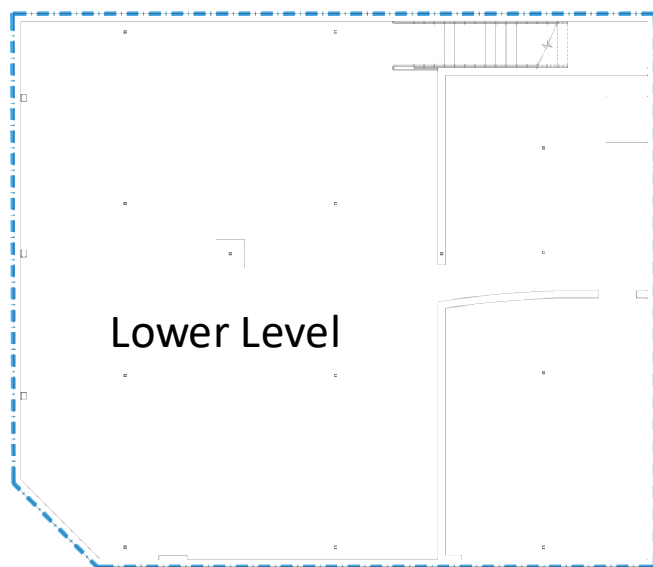
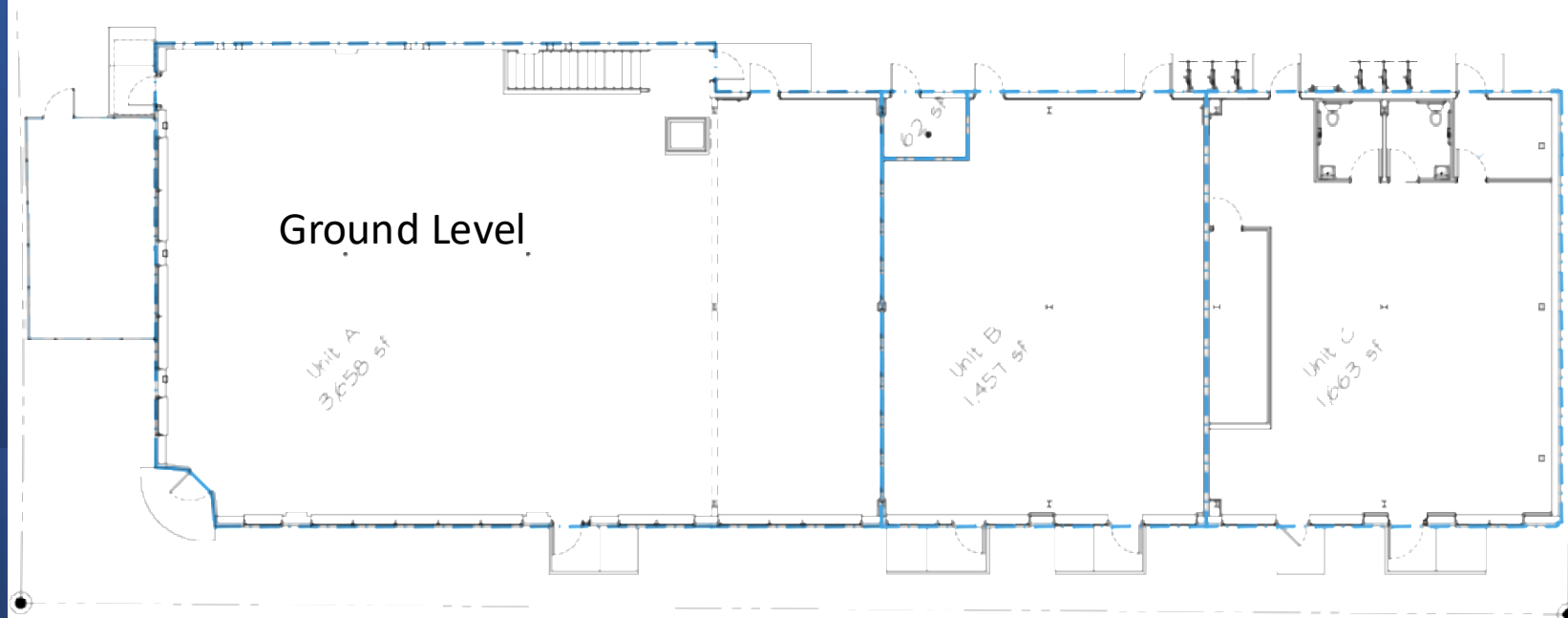




Turn-Key Restaurant Available
4601 N. College Avenue, Indianapolis, IN



*3,658sf End Cap w/
300sf Outdoor Seating
*2,810sf lower level
(Walk-In Cooler, Food
Prep Area, Office space
and Storage)



Gross Area: 6,840
Tenant Area: Unit A: 3,658
Unit B: 1,457
Unit C: 1,663

Gross Area: 2,810

4601 N. College Avenue

SITE

7,113

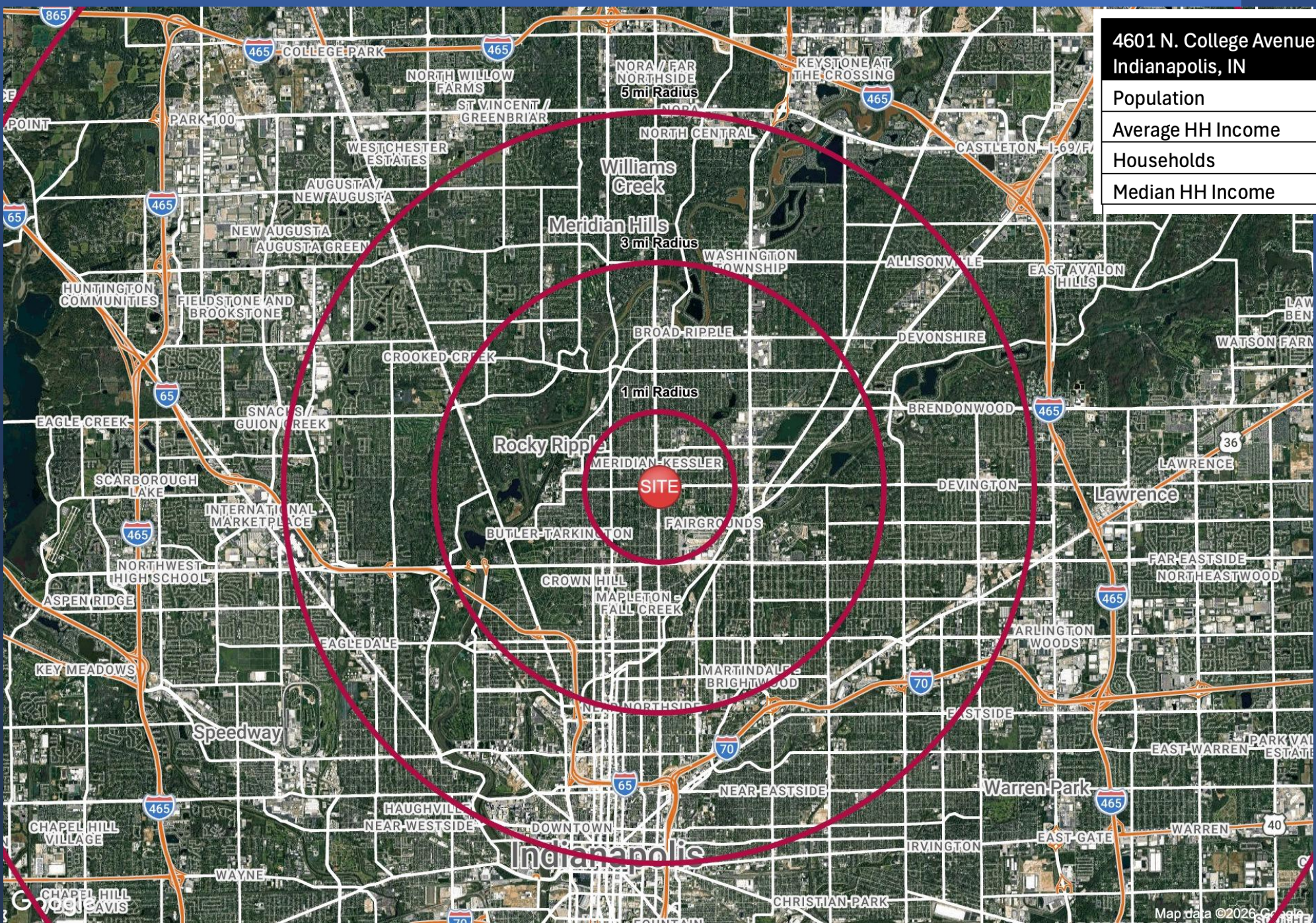
Parking

10,010

13,518

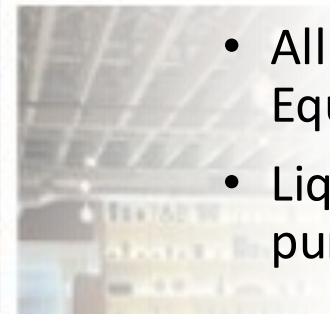
13,656

College Ave



4601 N. College Avenue,
Indianapolis, IN

	1 mi Radius	3 mi Radius
Population	16,237	97,626
Average HH Income	\$ 158,478.00	\$ 117,483.00
Households	7,303	43,033
Median HH Income	\$ 112,307.00	\$ 84,721.00



- **Key Features**
- Located in dense Meridian Kessler & Butler Tarkington Neighborhoods
- High Sales Restaurant Producer over the last 5 years
- All Furniture, Fixtures & Equipment can stay for a fee.
- Liquor License available for purchase or license agreement

LEASING CONTACTS:

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