

# 2236 E. 10th Street FOR LEASE

Cafe space located inside busy John H. Boner Community Center  
(northeast corner of E. 10th St. & Jefferson Ave.)

**EAST 10<sup>th</sup> STREET  
CIVIC ASSOCIATION**

## Interior Cafe Space



Outdoor seating, bike racks, landscaping  
*All city permits secured*



**Type:**  
Commercial or Retail Lease

**Size:**  
1,200 sq ft

**Price:**  
\$10.50 sq.ft.

**Zoning Class:**  
C-3

## Site Information:

- Brand new space designed for cafe or bistro.
- Located in the John H. Boner Community Center with street access for the public.
- Exclusive catering rights to Center events.
- Additional on-site storage available.
- Parking on street or in rear of building.
- Located within 10 East Main Street district, an eclectic, up-and-coming commercial district home to numerous longtime antique and thrift shops, art galleries, restaurants and neighborhood-serving retail.
- Minutes from downtown in key redevelopment node of 10 East Main Street project area.
- Comprehensive assistance and incentives available to developers and tenants (financing resources, rezoning assistance, façade grants, tenant recruitment assistance, build-out and rental assistance grants).

## For More Information:

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10 East Main Street is a nine-block, commercial revitalization project located on East 10th Street, one of the City's key commercial and residential corridors. 10 East Main Street is comprised of more than 35 eclectic small businesses and restaurants including antique and thrift shops; specialty boutiques and art galleries; and neighborhood-serving retail.

## East 10th Street Corridor



### 10 East Main Street Business Community

Tuxedo Corner Market  
 Audrey's Place Antique Shop  
 Utrillo's Art Gallery  
 Clarian Federal Credit Union  
 Arnold's Tavern  
 Linda's Flower 'N' Gift Shop  
 Curtin Watch Repair  
 Burt's Peppy Grill

### Why 10 East Main Street?

- 10 East Main Street offers a diverse mix of commercially-zoned properties considered architecturally significant and/or located at key intersections on the corridor.
- Business and property owners, as well as developers, can benefit from a number of resources offered by the East 10th Street Civic Association including specialized loan programs, build-out assistance, rental assistance, tenant recruitment assistance, façade improvement programs and rezoning assistance.
- Since 2003, more than \$450,000 (public and private funds) have been invested in the corridor project. This funding has provided for the facilitation of five real estate development projects; completion of more than 15 façade or business signage improvement projects; and the support of more than 10 new businesses.
- Business owners can utilize 10 East Main Street district marketing, promotion and advertising strategies.
- Strong and committed community support for 10 East Main Street Business Community.

### Community Highlights

- 73,000+ residents live in five-minute driving radius of 10 East Main Street making up more than 15 established and organized neighborhood associations.
- \$31,783 median income in five-minute driving radius of 10 East Main Street district.
- Established urban streetscape focusing on redevelopment, restoration and adaptive reuse.



### For More Information

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**East 10th Street Civic Association** The East 10th Street Civic Association is a not-for-profit, charitable and community-led organization dedicated to the revitalization of 10 East Main Street. Since 2002 the Civic Association has offered strategic business, economic and community development resources to many of the district's business and property owners. Collaborating partners have included the City of Indianapolis; Local Initiatives Support Corporation; Department of Housing and Urban Development; Central Indiana Community Foundation; John H. Boner Community Center; Riley Area CDC; and Citizens Gas & Coke Utility.