

2236 E. 10th Street FOR LEASE

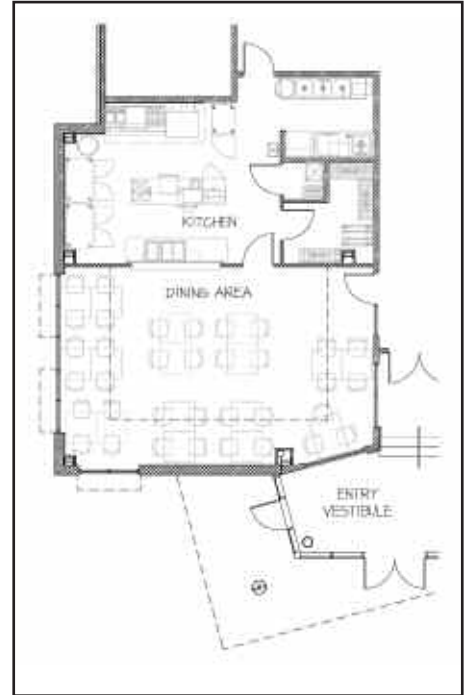
Cafe space located inside busy John H. Boner Community Center
(northeast corner of E. 10th St. & Jefferson Ave.)

**EAST 10th STREET
CIVIC ASSOCIATION**

Interior Cafe Space



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



Type:
Retail

Size:
1,200 sq ft

Price:
\$10 sq.ft.

Zoning Class:
C-3

For More Information:

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East 10th Street Civic Association
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317.633.8162
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Site Information:

- 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, build-out and rental assistance grants).

The East 10th Street Business District is a home to more than 55 locally- and franchised-owned neighborhood businesses. As one of the City's key commercial and residential districts, the redevelopment of the district is supported by the 2012 Indianapolis Legacy Project (Economic Development Committee), and has been identified as a key economic and community development initiative for the City of Indianapolis and the near East community.

10 Reasons to Choose 10 East Business District

Why 10 East Biz District?

1. 10 Targeted Neighborhood Retail Sites Available
2. More than 10,000 Square Feet of Retail Space Available
3. 10 Incentives Available to Support Retail Recruitment
4. 10 Thriving NESCO Neighborhoods located in the 10 East Biz District
5. 10 Minute Walk from Indianapolis Cultural, Monon and Pogues Run Trailheads
6. 10 Neighborhood Retail Businesses with more than 10 Years on 10 East
7. Less than 10 Stop Signs from Downtown to Heart of the 10 East Biz District
8. 10 Months Before 2012 Indianapolis Super Bowl
9. Opportunity to Shape Next 10 Years of 10 East Biz District
10. More than \$10M Investment along the 10 East Biz District in 2011

10 East Business Community

Pogue's Run Grocer
Little Green Bean Boutique
Chase Bank
Audrey's Place Thrift Store
Audrey's Place Furniture
Subway
TJ Maxx
Curtin Watch Repair
Metta Yoga Initiative
Clarian Federal Credit Union
All Occasions Flowers
Game Stop
Burt's Peppy Grill
KeyBank
Dairy Queen
H&R Block
Indy's Historic Steer-In
Made for Each Other
Hip Hop Shoppe
Harold's Barber Shop
The Turntable Shoppe
Kroger
Papa Murphy's Pizza
House of 5th, Inc.

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; Citizens Energy Group; and, the 2012 Indianapolis Super Bowl Legacy Project.

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