

3137 E. 10th Street FOR SALE

Art Moderne building ideal for artist and gallery space, salon, restaurant, clothing and other neighborhood serving retail.

**EAST 10th STREET
CIVIC ASSOCIATION**

Historic City Ice Cream Company building



Type:
Commercial or Retail

Size:
2,700 sq. ft.

Price:
\$90,000

Zoning Class:
C-3

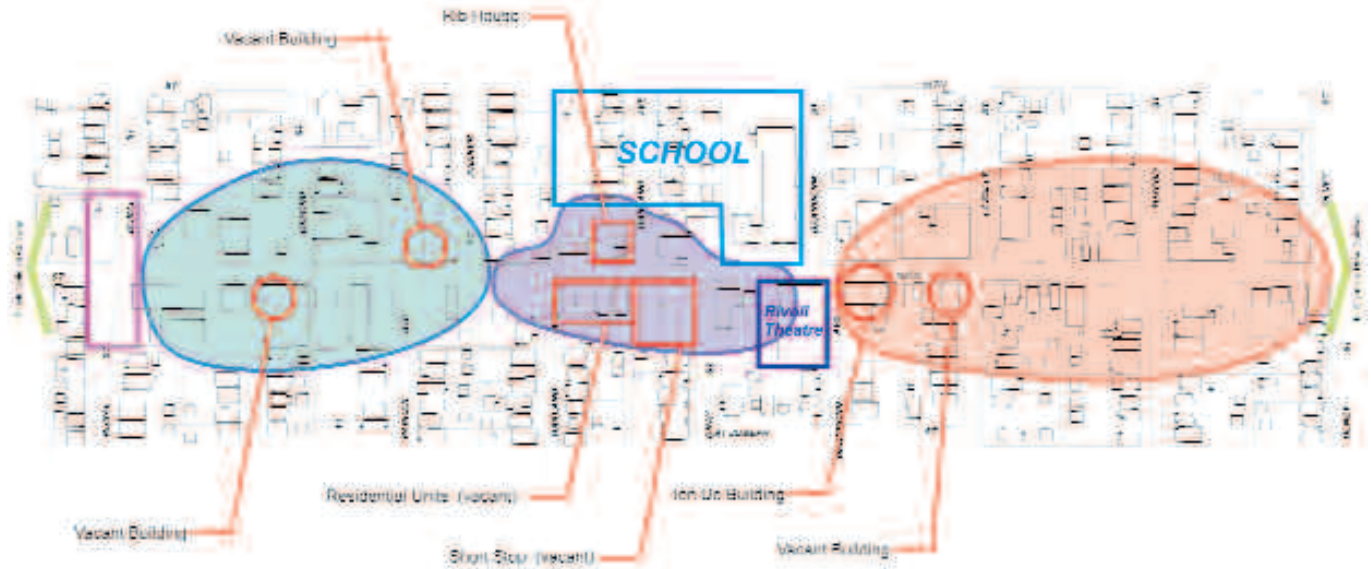
For More Information:
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Site Information:

- Spacious 1930's building with option for open or divisible floor plan.
- Site of historic City Ice Cream Company retail and wholesale operations.
- Large windows with great lighting - perfect for displays.
- Original terrazzo floors maintained.
- Dedicated parking lot at rear of building.
- Located next to future site of Clifford Corners, mixed-use development with 25,000 sq.ft. footprint, and adjacent historic Rivoli Theatre.
- 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).

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

J.S. Reutz Cafe
 Shannon Abbott Yoga
 Tuxedo Corner Market
 Audrey's Place Antique Shop
 Utrillo's Art Gallery
 Community Choice FCU
 Arnold's Tavern
 Linda's Flower 'N' Gift Shop
 Curtain Watch Repair
 Burt's Peppy Grill
 DataSmith Technologies



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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 re-use.

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.