

# 2431 E. 10th Street FOR LEASE

Historic storefront building in the up-and-coming 10 East Main Street district!

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

Front Facade as seen from East 10th Street



East facade



**Type:**  
Commercial or Retail Lease

**Size:**  
800 sq ft

**Price:**  
\$550 per month

**Zoning Class:**  
C-1

**For More Information:**  
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**Site Information:**

- 1930s building originally build by Polar Ice Company
- Across the street from the brand-new People's Health Center
- Immediate proximity to St. Clair Place Apartments
- Build-out incentives are available through the East 10th Street Civic Association.
- Ample off-street parking on-site
- Fenced rear yard with storage shed
- Located within 10 East Main Street district, an eclectic, up-and-coming commercial district home to numerous longtime antique and thrift shops, 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).

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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