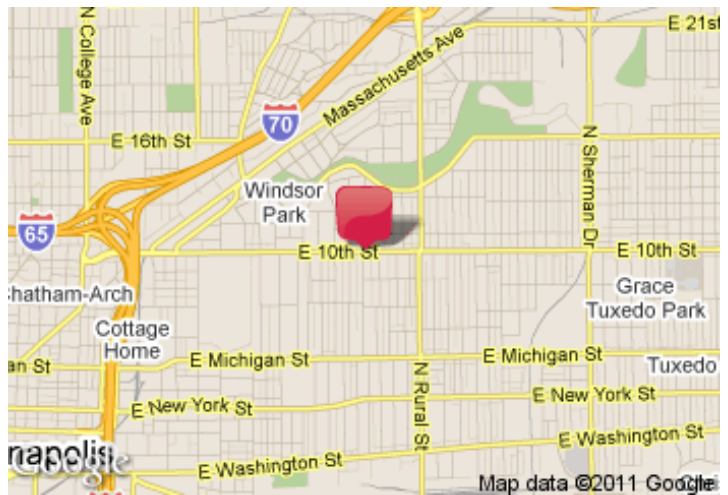




St. Clair

2401 East 10th Street, Indianapolis, IN 46201

Listing ID: 10121709
Property Type: Retail-Commercial For Lease
Retail-Commercial Type: Mixed Use
Rental Rate: \$8 - 15 PSF (Annual)
Monthly Rent: \$484 - 4,868.75
Lease Types: NNN
Contiguous Space: 726 - 3,895 SF
Total Available: 3,895 SF
Ceiling: 9.6 ft.
Nearest MSA: Indianapolis-Carmel
County: Marion
Tax ID Number/APN: 491005228001000101
Zoning: C3C
Property Visibility: Excellent
Tenancy: Multiple Tenants
Year Built: 2011
Parking Type: Surface



Property Overview

Brand new retail spaces available in October 2011. This commercial retail space is in a mixed use building which creates excellent foot traffic due to 33 condos located on floors above. Foot traffic is further increased due to the new John H. Boner Center located across the street.

Zoning is C3C and allows for a variety of personal establishment services, community services, office, and retail type uses. This space would be ideal for a fitness center, neighborhood cafe, or professional services that caters to the local residents. Suite A (best suited for a cafe) can accommodate outdoor seating. Minimum space available is 726 sq ft. with maximum contiguous space of 3,895 sq ft.

Lease terms are flexible and estimated NNN expenses are \$3-5/sq ft annually. Tenant build out money is available.

Bottom line: Great Location. High Traffic. Fantastic Pricing.

Property Contacts



Gregg Donaldson
Milhaus Realty, LLC
530 E. Ohio Street, Suite F
Indianapolis, IN 46204
317-236-7117 [0]
gregg.donaldson@milhausrealty.com