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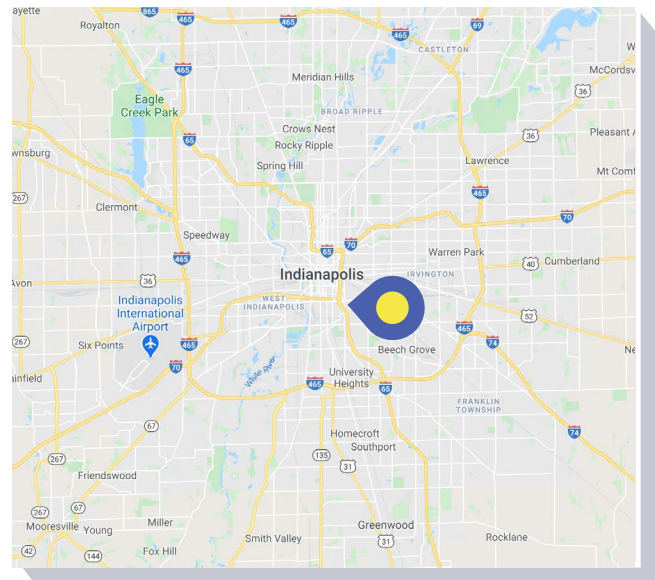


Edge 35

1234 PROSPECT STREET ■ INDIANAPOLIS, IN 46237

PROPERTY HIGHLIGHTS

- Located in the eclectic Fountain Square neighborhood of Indianapolis, a historical and cultural hub just minutes Southeast from downtown
- Enjoy proximity to nearby destinations including Duckpin Bowling, The HiFi Theater, multiple breweries and distilleries, and a vibrant independent dining scene
- Convenient access to I-65 and I-70
- First floor retail spaces in warm shell condition
- Project also includes 118 apartment units
- Property Under New Ownership





Edge 35

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AERIAL LOOK



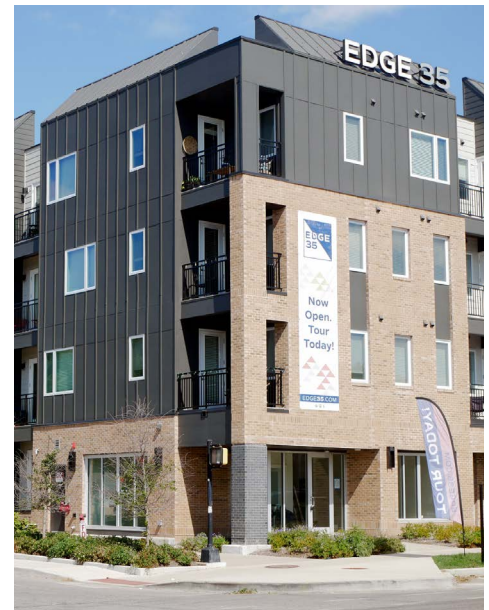
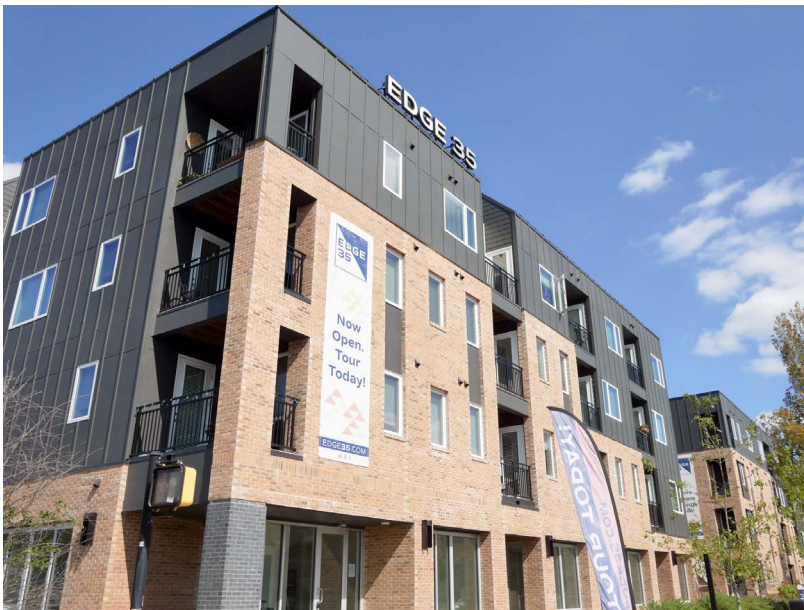
DEMOGRAPHICS SNAPSHOT – (YEAR HERE)	 1 MILE	 3 MILE	 5 MILE
TOTAL POPULATION	18,979	120,692	267,406
TOTAL EMPLOYEES	5,372	172,148	231,152
HOUSEHOLDS	6,851	49,647	108,779
AVG. HOUSEHOLD INCOME	\$52,567	\$53,375	\$51,115
MEDIAN HOUSEHOLD INCOME	\$35,371	\$37,642	\$37,213



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SITE PLAN



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