

LEASE

RETAIL



874 VIRGINIA AVE



874 VIRGINIA AVE, INDIANAPOLIS, IN 46203

PROPERTY OVERVIEW

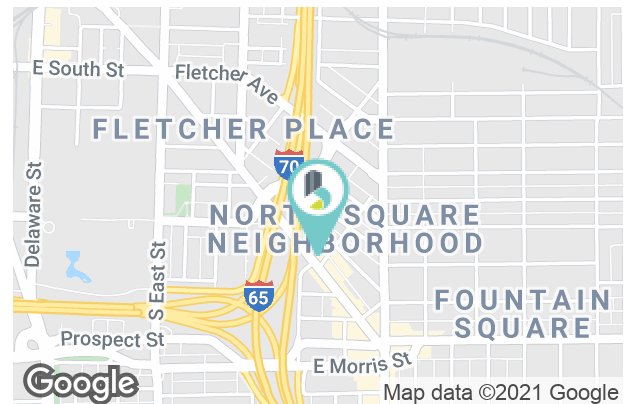
Great space in a vibrant location for retail, salon, office type uses. Vibrant Fountain Square location only a couple blocks from Fletcher Place. Close to downtown and convenient to numerous local favorite restaurants, shops, entertainment

PROPERTY HIGHLIGHTS

- C-5 zoned, street level storefront
- Most recently built out as a multi-station, full service hair salon
- Live-Work potential, separate carriage house in back with kitchen and bathroom.
- Tons of character, original hardwood floors in the front of the building, updated lighting and restrooms
- On site shared, private parking in the lot to the North
- Street parking also available in the front

LEASE RATE \$21.00 SF/YR (NNN)

Available SF:	3,000 SF
Lot Size:	0.06 Acres
Building Size:	4,500 SF



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