

LEASE

RETAIL

OFFICE



HIGH TRAFFIC STAND ALONE BUILDING FOR LEASE



LEASE RATE

\$1,300 PER MONTH
FULL SERVICE
(NET JANITORIAL)

AVAILABLE SF

1,344 SF

Well maintained stand alone building directly outside Historic Fort Benjamin Harrison.

- + Great visibility on 56th Street with an average of 50,000 cars per day
- + Upper Level 672 SF; Lower Level (Dry Basement) 672 SF
- + Ample Parking



POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,105	74,166	176,324
Median age	36.8	31.7	34.8
Median age (Male)	36.8	31.7	34.8
Median age (Female)	37.9	32.8	36.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,506	28,829	70,913
# of persons per HH	2.3	2.6	2.5
Average HH income	\$61,767	\$63,170	\$74,602
Average house value	\$79,938	\$130,207	\$146,769

*SiteUSA 2018 Estimated

MICHAEL HORRIGAN
 Vice President
 O 317.663.6538
 C 317.439.3452
 michael.horrigan@rcrc.com

MELISSA BLACKWELL
 Senior Associate
 O 317.663.6555
 C 317.384.9756
 melissa.blackwell@rcrc.com

