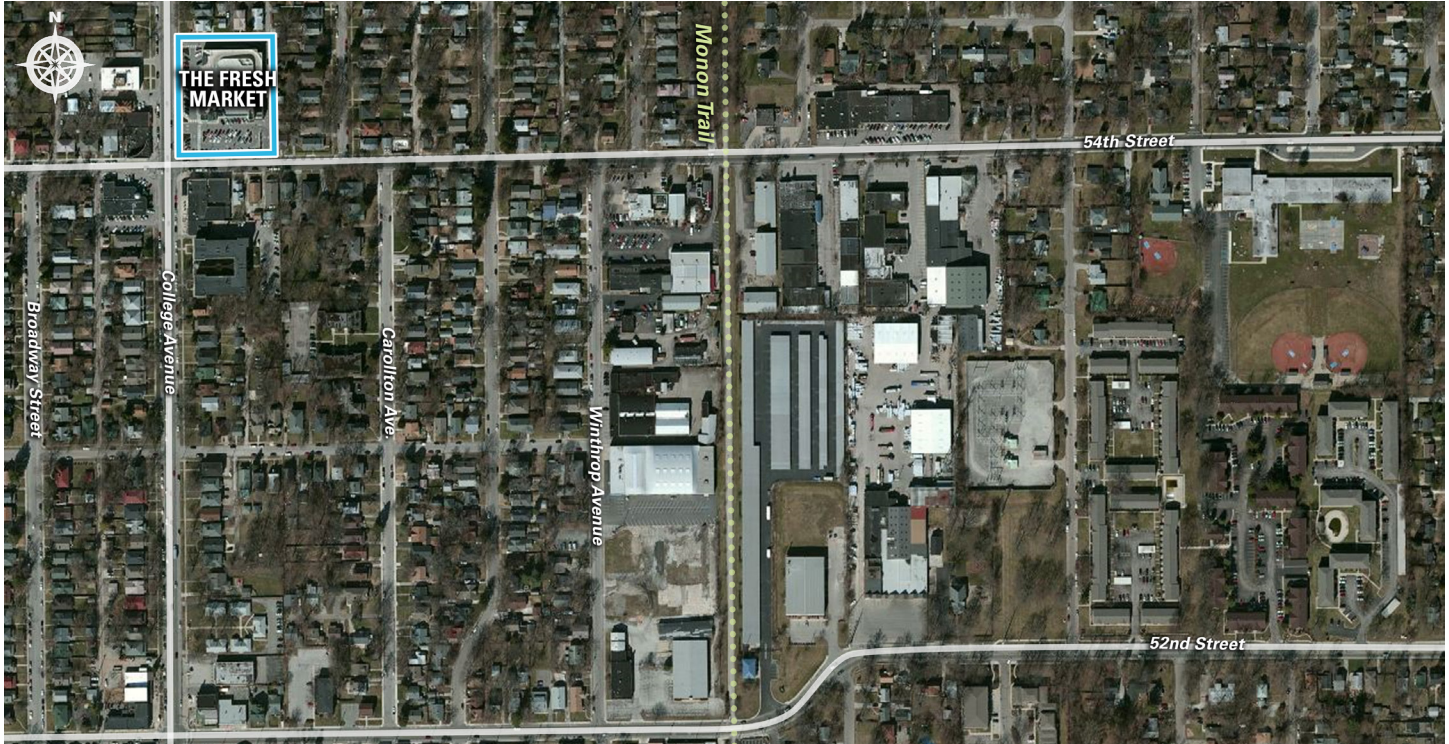


54TH & COLLEGE

5415 N. College Avenue | Indianapolis, IN 46220



54th & College

MSA: Indianapolis, IN | GLA: 20,600

Specialty-grocery anchored center in heart of young hip Broad Ripple Village neighborhood. Unique retail offering focused on providing convenience to a large established customer base. Located along College Ave. one of the city's main north/south thoroughfares connecting downtown to the city's northern suburbs. 54th & College is anchored by The Fresh Market.

3 MILE DEMOGRAPHICS



POPULATION

88,910



% POP. GROWTH
(ANNUAL)

0.3%



AVG. HH INCOME

\$128,712



MED. HH INCOME

\$82,571



HOUSEHOLDS

39,316



BACH. DEGREE+

53.8%

**2025 Demographic Source (PopStats)*

LEASING CONTACT - Blake Beaver - bbeaver@kiterealty.com - 317.713.5640



317-577-5600 kiterealty.com

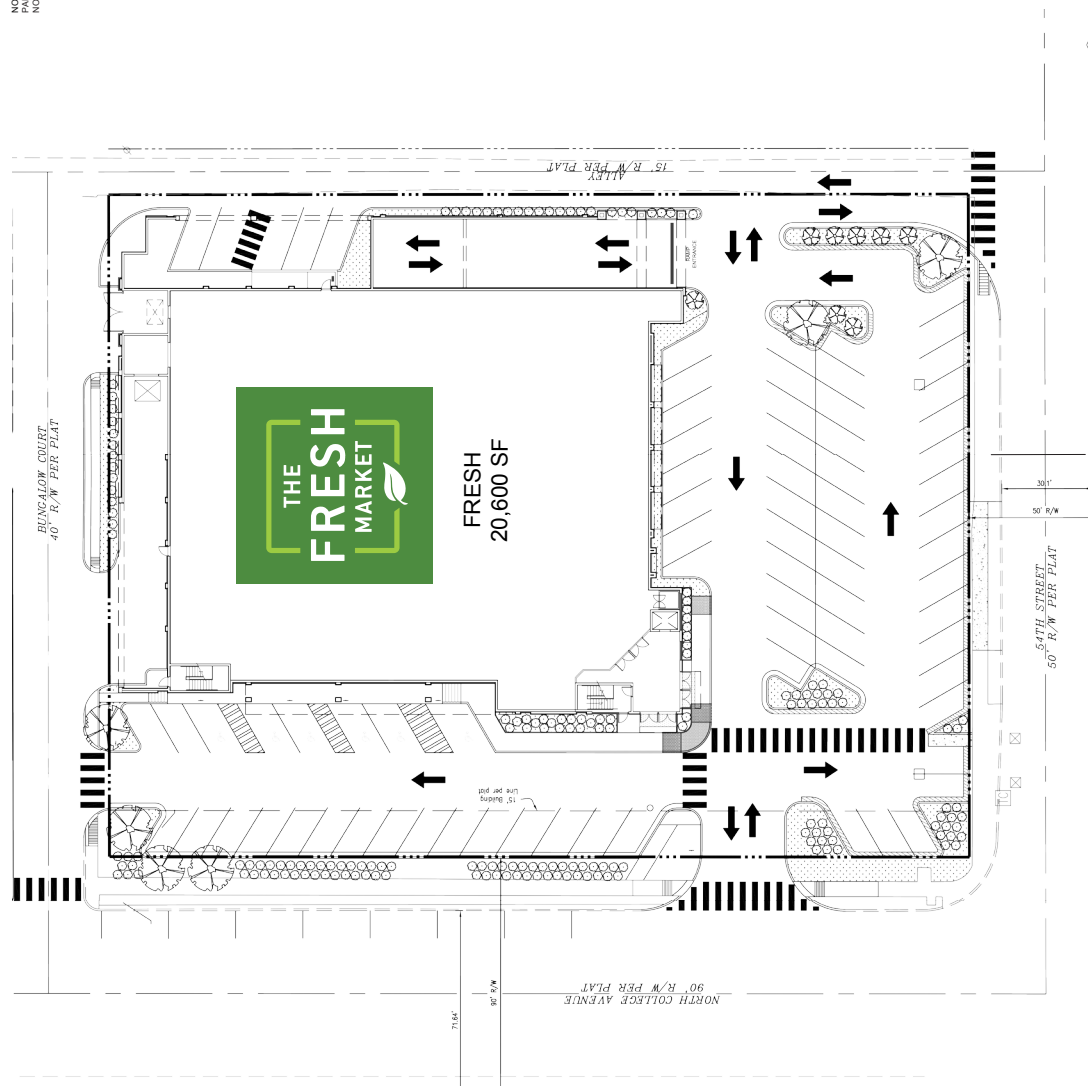
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54TH & COLLEGE

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NOTE:
PARKING STRUCTURE ABOVE BUILDING
NOT SHOWN FOR CLARITY



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