

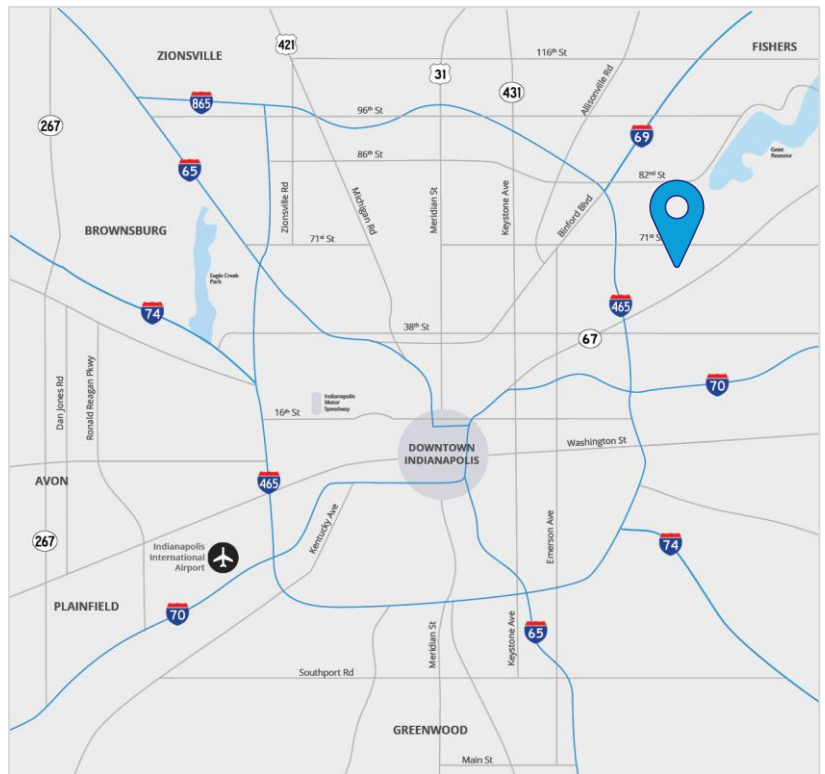


For Sale

Efficient – High Visibility

5515 N Post Road Indianapolis, IN

- ± 12,800 SF available for sale
- Steel construction
- ± 1.45 acres
- Exterior signage possible
- Efficient layout
- Abundant parking
- In close proximity to the new Fort Ben Cultural Campus
- Sale Price: \$1,856,000

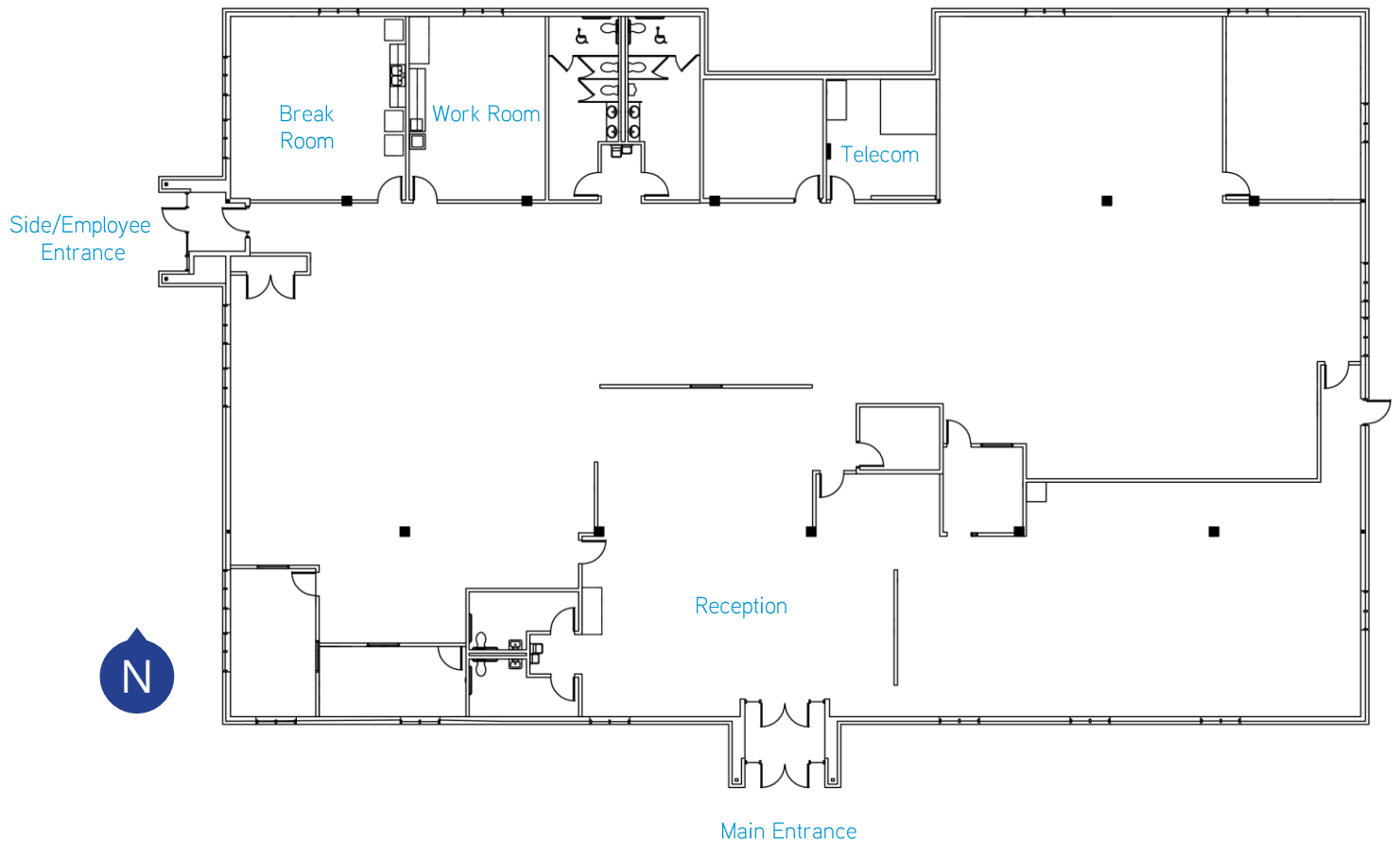


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Floor Plan

Single-Story Building | $\pm 12,800$ SF



Property Information

Building Size	$\pm 12,800$ SF
Acres	± 1.45
Construction	Steel frame
County	Lawrence
Built	2008
Zoning	SU9 (per county assessor)
Parking	± 67 spaces (availability to add more)
Submarket	Northeast







RESTAURANTS & OTHER POPULAR AMENITIES

- | | |
|------------------------|----------------------------------|
| 1. Culver's | 16. Old National Bank |
| 2. Fifth Third Bank | 17. Fort Ben Pub |
| 3. Arby's | 18. Café Audrey |
| 4. IHOP | 19. Jockamo Pizza |
| 5. Panera Bread | 20. Benjamin Harrison YMCA |
| 6. Star Financial Bank | 21. Triton Brewing Company |
| 7. Great Clips | 22. Theater at the Fort |
| 8. Subway | 23. Ivy Tech & Franklin Colleges |
| 9. Air National Guard | 24. Sterrett Event Center |
| 10. PNC Bank | 25. Porter Books & Bread |
| 11. Eddy's Sports Pub | 26. Phaya Thai Street Food |
| 12. Village Dentistry | 27. Fitzgerald's Lunch House |
| 13. Jack's Donuts | 28. Final Touch Beauty Salon |
| 14. La Hacienda | 29. First Financial Bank |
| 15. Pharmacy | |

Fort Ben Cultural Campus

With Lilly Endowment's generous \$5.85MM grant, the vision of creating an arts and cultural campus will become a reality with an estimated construction completion in Jan of 2023. The amenities opened for public enjoyment June of 2021.

Noteworthy Attributes:

- Musical swings
- Theater additions
- Visual Arts Center
- Artist Walk
- History Walk
- Amphitheater
- Donor Patio
- Theater at the Fort
- Sterrett Center
- Swing / Art Structure
- Marching Steps