



ANNIE SCOTT REALTY GROUP
Commercial | Residential Real Estate Specialists



F.C. Tucker Company



6434 N COLLEGE AVE, INDIANAPOLIS, IN 46220



**BROAD RIPPLE
DEVELOPMENT
FOR SALE**

\$1,975,000



UNLOCK THE POTENTIAL OF BROAD RIPPLE'S PRIME REAL ESTATE

Nestled at **6434 N College Ave**, this rare Broad Ripple gem offers a golden opportunity to join the booming transformation of one of Indianapolis' most vibrant neighborhoods. With six versatile units and 52 parking spaces, making it one of the largest parking lots in the area, this property stands as an exceptional canvas for visionaries. Whether you retain the current structure or embark on a new development, the possibilities are boundless.

Situated steps away from the **Monon Trail and the bustling Broad Ripple Village**, the property benefits from foot traffic and proximity to high-profile projects such as:

- **Versa Broad Ripple:** A \$70M mixed-use development featuring luxury apartments, retail, and modern amenities.
- **G Bloc Modern Live + Work:** Innovative spaces combining urban lofts and commercial offices.
- **The Coil:** A \$37M luxury apartment community with top-tier features like a fitness center and fire pit lounge.

The property is also on the **Red Line Route** and just one block away from the final bus stop on College Avenue.

Boasting 0.72 acres of C-1 zoned land, the property is **ideally suited for retail, office, residential, or mixed-use development**. Broad Ripple's growth, fueled by dynamic projects and **rising demand for urban living**, offers a lucrative platform for redevelopment or enhancement.

Seize this chance to contribute to Broad Ripple's fast-paced evolution while creating a landmark that reflects your vision. Act now to capitalize on this strategic location in Indianapolis' thriving real estate market.

6434 N COLLEGE AVE, INDIANAPOLIS, IN 46220

Offering Price	\$1,975,000
Property Type	Commercial
Building Size	7,461 SF
Lot Size	0.72 Acre
Structural Framing	Wood and Steel
Year Built	1971
Parcel No.	49-03-35-109-399.000-801
Zoning	C1
Lease Type	Annual, Modified Gross
Annual Taxes 2023	\$23,792.12

BROAD RIPPLE AREA OVERVIEW

Recent Developments

Broad Ripple continues to evolve, balancing its historic charm with modern enhancements aimed at improving quality of life, economic opportunities, and infrastructure. In recent years, the neighborhood has seen several key developments that highlight its growth and commitment to community enrichment.

1. Broad Ripple Avenue Streetscape Improvements - One of the most significant recent developments is the completion of the Broad Ripple Avenue Streetscape Project. This multimillion-dollar initiative focused on revitalizing the main thoroughfare to enhance pedestrian safety, improve traffic flow, and create a more inviting environment for residents and visitors. This project aligns with Broad Ripple's vision of being a more walkable and vibrant urban village. Key updates include:

Expanded Sidewalks: Wider pedestrian pathways to improve walkability and accommodate outdoor dining spaces.

- **Improved Lighting:** Installation of modern streetlights for better visibility and safety at night.
- **Landscaping Enhancements:** New greenery, trees, and planters to beautify the area.
- **Bicycle Infrastructure:** Designated bike lanes to promote eco-friendly transportation. *Source: Indy Home Guide / Indy.gov / BRVA / Historic Bridges / Michael Miley / Indy Go / The Fox & the City*

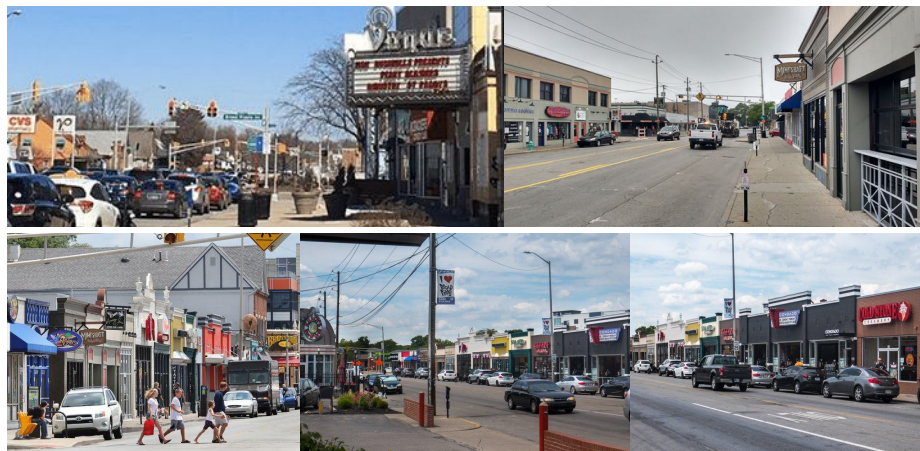
2. Central Avenue Bridge Restoration Over the Canal - The decking and structure of the Central Avenue bridge, just one block north of Broad Ripple Avenue by Hopcat and Chase Bank, is being fixed and replaced.



3. A Wider Monon Trail - The Monon Trail was widened in 2022 with about four extra feet of space from Broad Ripple heading south.



4. Enhanced Connectivity with the Red Line - Broad Ripple has greatly benefited from the addition of the Red Line, Indianapolis' bus rapid transit (BRT) system. Connecting Broad Ripple to downtown Indianapolis and beyond, the Red Line offers Faster, more reliable public transportation, environmentally friendly electric buses, convenient stops along Broad Ripple.



BROAD RIPPLE RECENT DEVELOPMENT PROJECTS

Versa \$70M development: A mixed-use development on the site of the former Kroger on Guilford Avenue. The project includes 233 apartments, 245-space parking garage, 3,600 SF of retail space, game room, fitness center, conference rooms, coworking space, pool, aqua lounge, dog park, and pet spa.



G BLOC Modern Live + Work: A mixed-use development at 841 E 64th Street that include office space, urban residential lofts, covered parking and co-working space.



The Coil / \$37M development project - luxury apartment building with a hotel-inspired lobby, 24-hour fitness center, and outdoor sitting area.



Eight Eleven Group Headquarters / \$24M development: A significant mixed-use project at the 6200 block of North College Avenue. This development includes office spaces, retail, workforce housing, and underground parking, with added investments in public art.

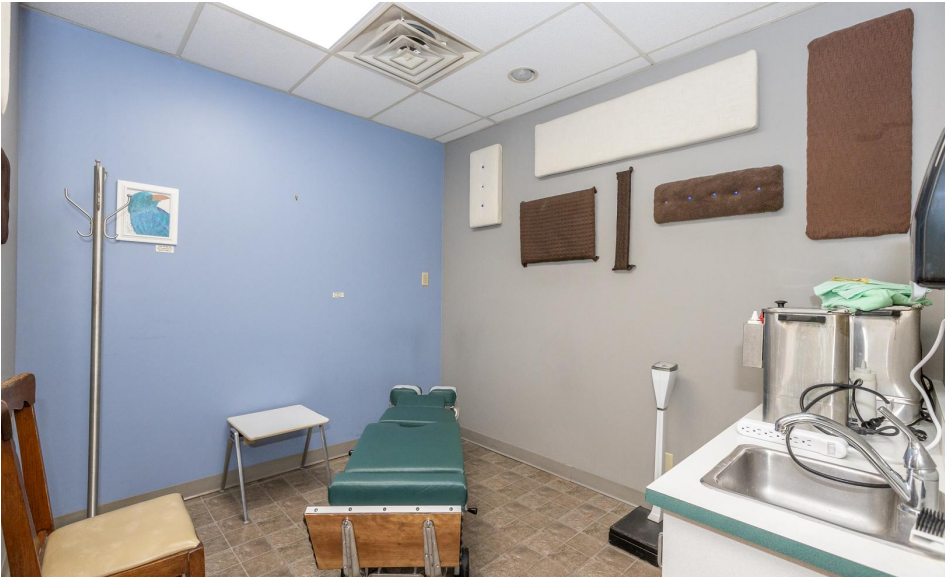


Source: Versa / HAUS Architecture / The Coil / Indy Midtown Magazine

Exterior Photos



Office # 1



Office # 2



Office # 3



Office # 4



Office # 5



Office # 6



BROAD RIPPLE AREA OVERVIEW

Broad Ripple is one of Indianapolis' most vibrant and eclectic neighborhoods, renowned for its unique blend of cultural charm, economic vitality, and artistic flair. Nestled along the banks of the White River, Broad Ripple offers a dynamic lifestyle that appeals to residents, visitors, and entrepreneurs alike.

History - Broad Ripple was established in 1837 as an independent town but became a part of Indianapolis in 1922. Originally a canal town, its development revolved around the White River and the Indiana Central Canal. The area quickly grew into a popular destination due to its scenic beauty and recreational opportunities. By the mid-20th century, Broad Ripple evolved into a hub for artists, musicians, and small businesses, solidifying its reputation as an artistic and cultural district.



Economy - The economy of Broad Ripple thrives on its mix of local businesses, tourism, and residential growth. Its walkable streets are lined with unique shops, art galleries, independent restaurants, and cafes, contributing significantly to the local economy. The neighborhood's appeal to young professionals and creatives has also spurred a surge in housing demand, driving the real estate market.

Broad Ripple is also supported by Indianapolis' broader economic infrastructure, including its proximity to major transportation hubs and the downtown business district.



BROAD RIPPLE IS A TOURIST DESTINATION



Broad Ripple's charm lies in its wide variety of attractions that cater to all tastes. Here are some of the neighborhood's most popular destinations:

- **Broad Ripple Park** - A spacious green space along the White River, this park offers walking trails, a dog park, and a family-friendly environment for outdoor activities.
- **The Monon Trail** - This scenic multi-use path runs through Broad Ripple, making it a favorite among cyclists, runners, and walkers.
- **The Vogue Theatre** - A historic venue that has hosted concerts and events for decades, The Vogue remains a cultural centerpiece of Broad Ripple.
- **Indianapolis Art Center** - Home to exhibitions, classes, and workshops, the center is a hub for art enthusiasts and creatives.



DEMOGRAPHIC SUMMARY

6434 N College Ave, Indianapolis, Indiana, 46220 2

Rings: 1, 3, 5 mile radii

KEY FACTS

5 miles

217,412

Population

36.9

Median Age



96,299

Households

\$59,680

Median Disposable Income

EDUCATION

5 miles

6.5%

No High School Diploma



17.9%

High School Graduate



23.6%

Some College/Associate's Degree



52.0%

Bachelor's/Grad/ Prof Degree

INCOME

5 miles



\$76,202

Median Household Income



\$48,612

Per Capita Income



\$155,467

Median Net Worth

ANNUAL HOUSEHOLD SPENDING

5 miles



\$2,433

Apparel & Services



\$276

Computers & Hardware



\$3,916

Eating Out



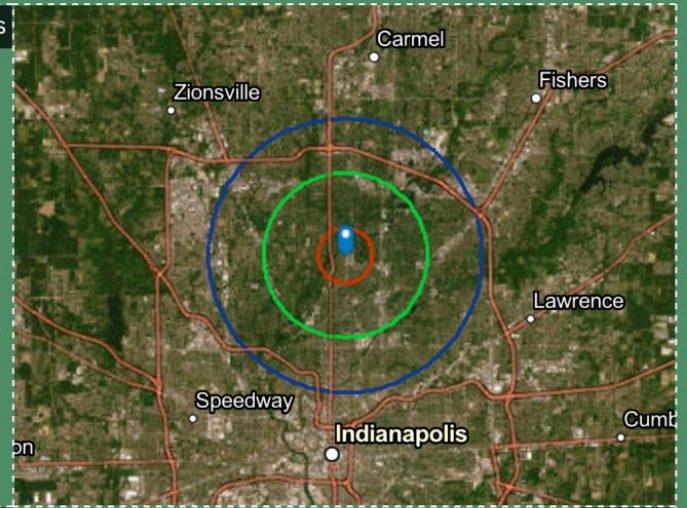
\$7,247

Groceries



\$7,399

Health Care



BUSINESS

5 miles



10,545

Total Businesses



133,356

Total Employees

Variables	1 mile	3 miles	5 miles
2023 Total Population	9,348	86,024	217,412
2023 Household Population	9,346	82,389	212,413
2023 Family Population	5,761	57,984	154,181
2028 Total Population	10,258	87,293	219,968
2028 Household Population	10,256	83,659	214,968
2028 Family Population	6,358	58,752	155,621



What's in My Community?

Places that make your life richer and community better

6434 N College Ave, Indianapolis, Indiana, 46220
5 miles



COMMUTE PROFILE

6434 N College Ave, Indianapolis, Indiana, 46220

Ring of 5 miles

This infographic provides information about how population age 16+ travels to work. This data comes from the American Community Survey (ACS) from the US Census Bureau. Read an in-depth analysis on the [ACS documentation page](#).

WORKERS



113,533

ACS Workers Age 16+



75.4%

Drove Alone to Work

TRANSPORTATION TO WORK



1.4%

Took Public Transportation



6.4%

Carpooled



1.4%

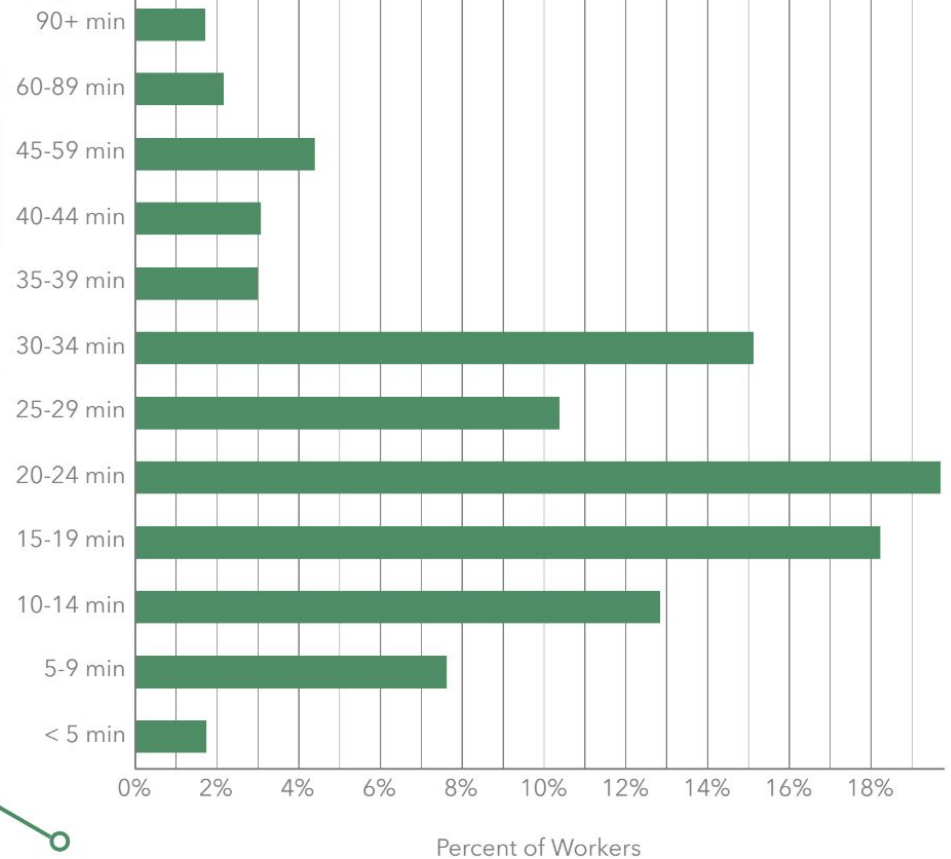
Walked to Work



0.3%

Bike to Work

TRAVEL TIME TO WORK



OFFICE MARKET PROFILE

6434 N College Ave, Indianapolis, Indiana, 46220
Ring of 5 miles

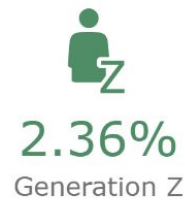
This infographic provides a set of key demographic, market potential and spending indicators that allow you to quickly understand the market opportunities and demographics of an area that provide powerful decision-making insight about office location.

[Learn more about this data](#)



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PROJECTED ANNUAL GROWTH RATE

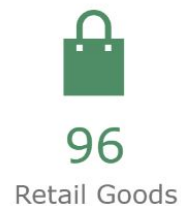
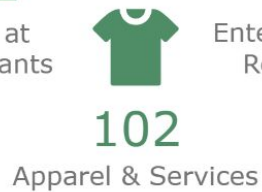


INTERNET ACCESS (INDEX)



6434 N COLLEGE AVE | 17

LIFESTYLE SPENDING (INDEX)



Tapestry segments

8B	Emerald City 13,236 households	13.7% of Households	▼
8F	Old and Newcomers 10,329 households	10.7% of Households	▼
5B	In Style 9,230 households	9.6% of Households	▼

Neighborhood Map



6434 N COLLEGE AVE.

INDIANAPOLIS, IN 46220

EXCLUSIVELY LISTED BY:



Annie Scott

Realtor / Broker

Annie Scott Realty Group LLC

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