RETAIL / RESTAURANT SPACE FOR LEASE

65th + Cornell Avenue • BROAD RIPPLE VILLAGE

- Building Renovations
- Added Outdoor Seating + Biergarten
- On-site Parking
- Adjacent to the Monon Trail
- In the heart of Broad Ripple Village

*rendering, GP + DKGr, ©2020

GERSHMAN PARTNERS

350 Massachusetts Avenue, Suite 400, Indianapolis, IN 46204 | 317.599.4800 | www.gershmanpartners.com | ©2020

OVERVIEW

- 2,620 SF
- 0.17 Acres
- 1 Floor

- Walk-In Cooler & Fully Primed Kitchen

- Open Floor Concept for Restaurant / Retail Concept

- 2 Restrooms

- Ample Storage Space

- 1,475 SF Outdoor Patio/Porch

- 1,750 SF Biergarten

- 17 On-Site Parking Spaces

- Within steps to the Monon Trail

1. HYBRID BENCH-PRIVACY PLANTERS 2. TWO MATURE SHADE TREES 3. PRIVACY SCREEN 4. 500 SQFT PATIO SEATING
5. EXPANSION OPPORTUNITIES INTO WEST PARKING LOT 6. RAISED PLATFORM 7. FRONT PORCH AWNING 8. 1,000 SQFT PORCH SEATING

*rendering, GP + DKGr, ©2020

GERSHMAN PARTNERS 350 Massachusetts Avenue, Suite 400, Indianapolis, IN 46204 | 317.599.4800 | www.gershmanpartners.com | ©2020
LEASING INFO: Ryan Gershman | rgershman@gershmanpartners.com

DETAILED MAP

65th + Cornell Avenue • BROAD RIPPLE VILLAGE

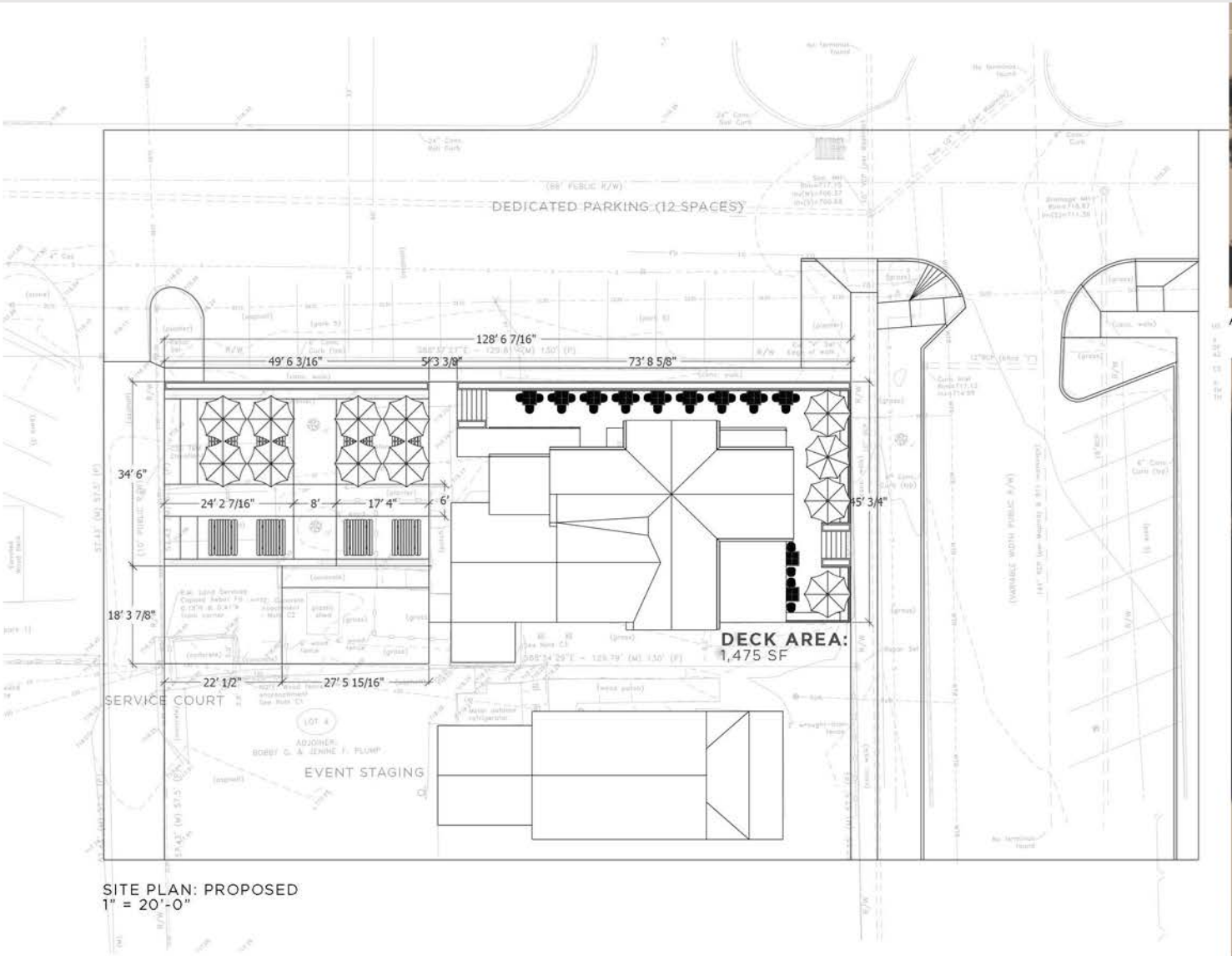
AERIAL VIEW

65th + Cornell Avenue • BROAD RIPPLE VILLAGE

GERSHMAN PARTNERS
350 Massachusetts Avenue, Suite 400, Indianapolis, IN 46204 | 317.599.4800 | www.gershmanpartners.com | ©2020
LEASING INFO: Ryan Gershman | rgershman@gershmanpartners.com

AERIAL VIEW - RENDERING

65th + Cornell Avenue • BROAD RIPPLE VILLAGE



SITE PLAN: PROPOSED
1" = 20'-0"

AERIAL VIEW

ENLARGED AERIAL VIEW

*rendering, GP + DKGr, ©2020

GERSHMAN PARTNERS 350 Massachusetts Avenue, Suite 400, Indianapolis, IN 46204 | 317.599.4800 | www.gershmanpartners.com | ©2020
LEASING INFO: Ryan Gershman | rgershman@gershmanpartners.com

INSPIRATION BOARD - BIERGARTEN

GERSHMAN PARTNERS
350 Massachusetts Avenue, Suite 400, Indianapolis, IN 46204 | 317.599.4800 | www.gershmanpartners.com | ©2020
LEASING INFO: Ryan Gershman | rgershman@gershmanpartners.com

INSPIRATION BOARD – FRONT PORCH & PATIO

GERSHMAN PARTNERS
350 Massachusetts Avenue, Suite 400, Indianapolis, IN 46204 | 317.599.4800 | www.gershmanpartners.com | ©2020
LEASING INFO: Ryan Gershman | rgershman@gershmanpartners.com