

# 110 S PENN ST INDY

WHERE INDY'S HEART BEATS,  
**YOUR BUSINESS THRIVES**

Prime retail opportunity on Pennsylvania Street  
and Georgia Street, Downtown Indianapolis









# WELCOME TO

## 110 SOUTH PENNSYLVANIA STREET

In the bustling core of Indianapolis, a city known for its vibrant culture and thriving economy, lies an exceptional retail opportunity for restaurateurs and entrepreneurs. This prime retail space, nestled at the crossroads of Pennsylvania Street and Georgia Street, offers unparalleled visibility and access to a diverse, affluent customer base.



2,913 SF of restaurant space ready for occupancy



Ideal for trendy bistro or café, upscale bar & grill, or fast-casual dining



Blade sign available



Part of Hyatt Place/Hyatt House hotel



Large storefront windows slide open to exterior



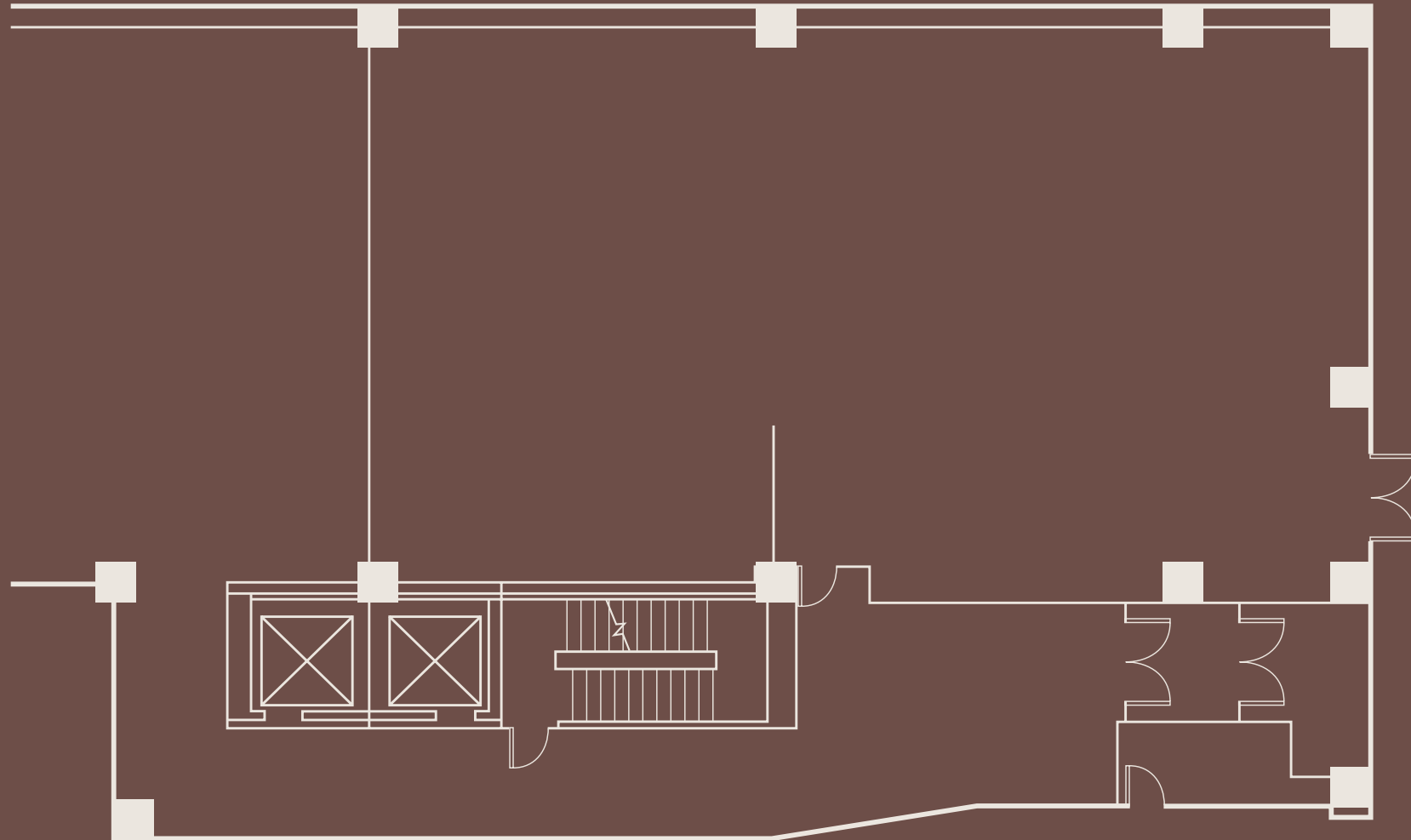
Hood system, walk-in freezer/cooler and grease interceptor included





## FLOOR PLAN

2,913 SF



Pennsylvania St



# YOUR STOREFRONT, IN THE SPOTLIGHT

Indy's downtown has experienced significant growth and revitalization in recent years, with new developments and increased corporate presence driving demand for high-quality retail offerings. This space positions you at the forefront of this urban renaissance, allowing you to tap into the energy and economic momentum of the city.



## GAINBRIDGE FIELDHOUSE

### Adjacent to 110 S. Pennsylvania Street

- Home to the Indiana Pacers
- Home to the Indiana Fever
- Men's and Women's NCAA Basketball Tournament
- Men's and Women's Big Ten Basketball Tournament
- Stand-up comedy tours
- High-profile concerts



## GEORGIA STREET EXPOSURE

### Three blocks of activated event space with capacity of 30,000 people

- Pedestrian link between Gainbridge Fieldhouse and the Indiana Convention Center
- City of Indianapolis redesigning into pedestrian friendly, park-like space
- Major event activations – Super Bowl, NBA All-Star, Big Ten Football Championship
- Major redevelopment along Georgia Street in 2026-27 – Indiana Convention Center expansion, Signia Hotel, Circle Centre Mall redevelopment, Shinola Hotel, Live Nation Music Venue



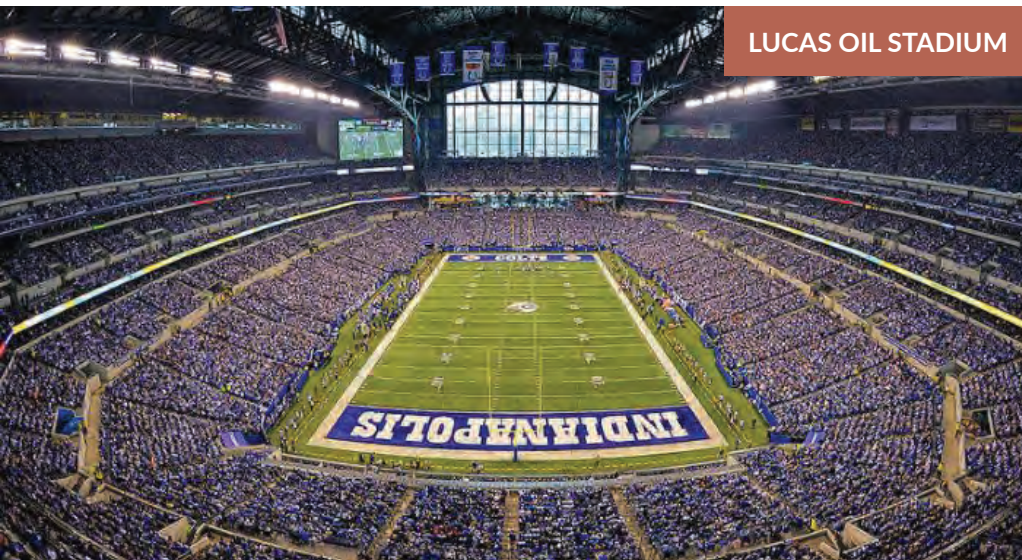
## LUCAS OIL STADIUM

- Home of the Indianapolis Colts
- Monster Jam and Supercross
- Men's NCAA Basketball Tournament Regional and Final Four (2026 and 2029)
- Big Ten Football Championship
- NFL Draft Scouting Combine
- Drums Corps International Competition
- Various high-profile concerts (Taylor Swift, Morgan Wallen)



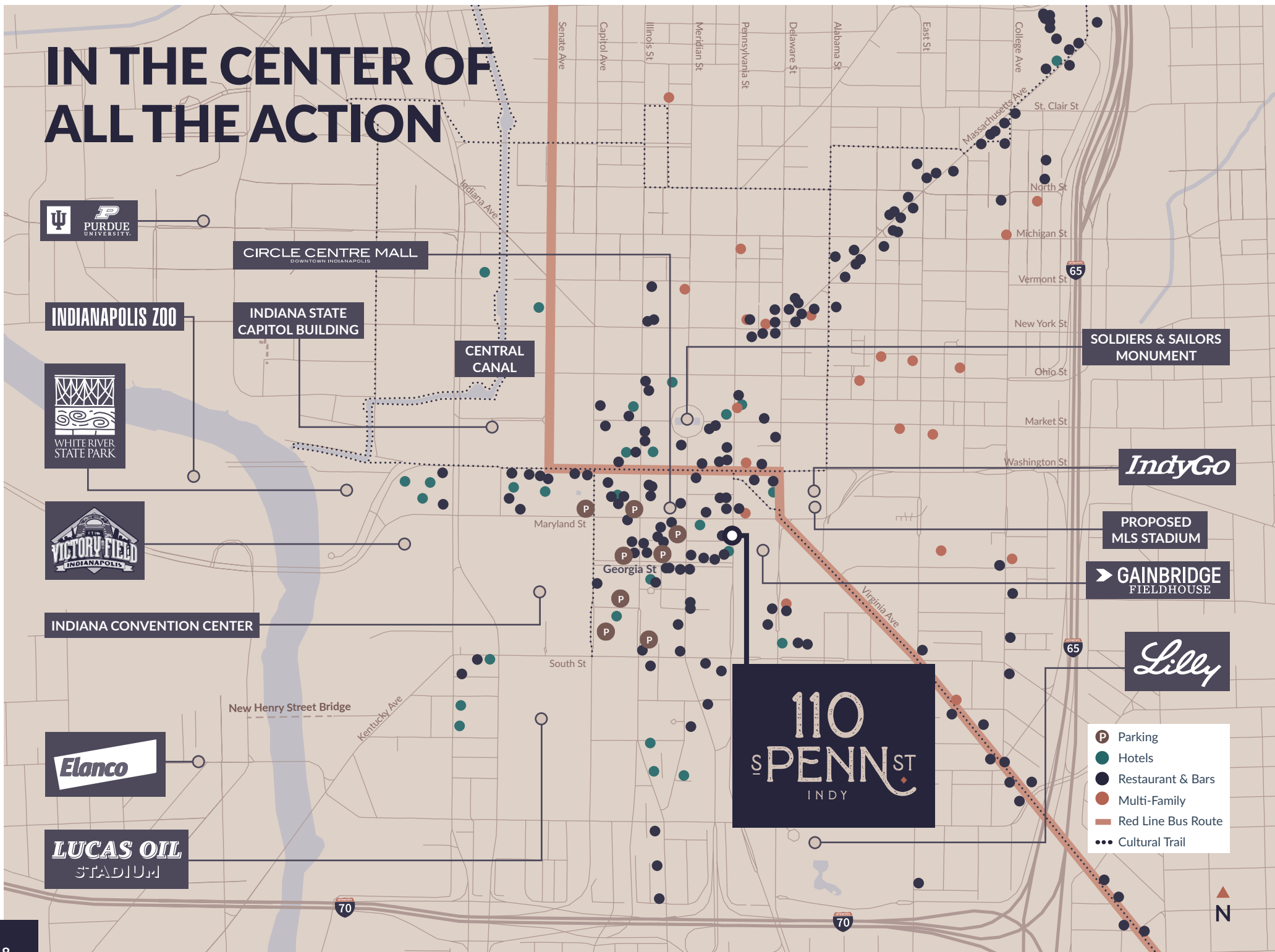


GAINBRIDGE FIELDHOUSE





# IN THE CENTER OF ALL THE ACTION





## SITUATED IN THE HEART OF THE ACTION DOWNTOWN



Over 7,800 hotel rooms and 154,500+ daytime employees



15 minutes to the Indianapolis International Airport



One block from the Red Line Bus Route



Walking distance to Indianapolis' most iconic destinations



Street and adjacent garage parking available with numerous parking garages nearby



Next to the Cultural Trail, an 8-mile biking and walking trail connecting each of downtown Indianapolis' cultural districts and features bike share station and public art

## DEMOGRAPHICS WITHIN 3 MILES

Population:

**107,463**

Population Age 25-45:

**43,744**

Avg Household Income:

**\$85,992**





# 110 S PENN ST INDY

**QUESTIONS? CONTACT:**

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