

NOW LEASING

6220 GUILFORD AVENUE
BROAD RIPPLE VILLAGE
INDIANAPOLIS, INDIANA
46220

3,836 SF

+ 1,536 SF OUTDOOR PATIO SPACE

PRIME RETAIL SPACE

IN THE HEART OF

BROAD RIPPLE VILLAGE



VERSA

BROAD RIPPLE PARKING

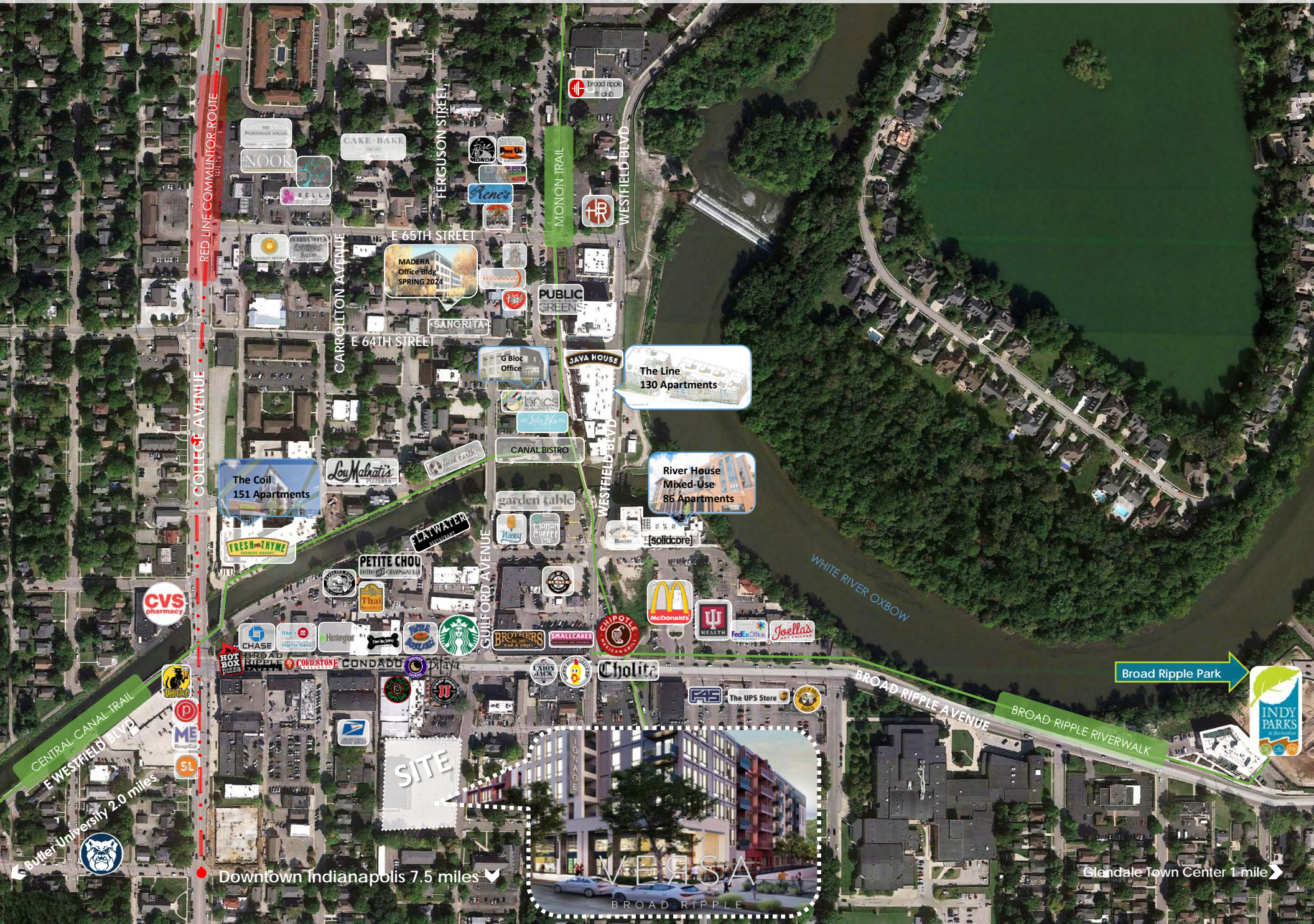
\$70M+ MIXED-USE DEVELOPMENT
RETAIL + RESIDENTIAL

233 CLASS A
MULTI-FAMILY UNITS

GROUND-LEVEL RETAIL SPACE FOR LEASE



BROAD RIPPLE VILLAGE AERIAL + SITE LOCATION



RED LINE COMMUNTOR ROUTE

COLLEGE AVENUE

CENTRAL CANAL TRAIL
E WESTFIELD BLVD

Butler University 2.0 miles

Downtown Indianapolis 7.5 miles

FERGUSON STREET

CARR OULTON AVENUE

E 65TH STREET

E 64TH STREET

GUILEFORD AVENUE

MONON TRAIL

WESTFIELD BLVD

WESTFIELD BLVD

WHITE RIVER OXBOW

BROAD RIPPLE AVENUE

BROAD RIPPLE RIVERWALK

Broad Ripple Park



Clondale Town Center 1 mile

SITE



VERSA
BROAD RIPPLE

The Line
130 Apartments

River House
Mixed-Use
86 Apartments

The Coil
151 Apartments

MADERA
Office Bldg
SPRING 2024

broad ripple
club

NOOK

CAKE + BAKE

René's

SANGRITA

G Bloc
Office

JAVA HOUSE

CANAL BISTRO

garden table

Low Mahat's
PIZZERIA

FRESH + THYME

SAWATER

PETITE CHOU

BROADBERRY'S

SMALLCARS

CHIPOTLE

McDonald's

UT HEALTH

FedEx Office

Joella's

CVS
pharmacy

WONDALE

ME

SL

BOB BLY'S

PIZZAB

CONDOR

CONDADO

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BROAD RIPPLE VILLAGE SITE LOCATION + NEARBY PARKING



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VERSA
BROAD RIPPLE



VERSA logo, outside Residential Leasing Office, along Guilford Avenue



Entrance for Retail space from Guilford Avenue street view, looking up



GERSHMAN PARTNERS

350 MASSACHUSETTS AVENUE, SUITE 400 // INDIANAPOLIS, IN 46204 // WWW.GERSHMANPARTNERS.COM

>>> RETAIL LEASING INQUIRES:

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