



AVAILABLE SF
2,200 SF

SUBLEASE RATE
NEGOTIABLE

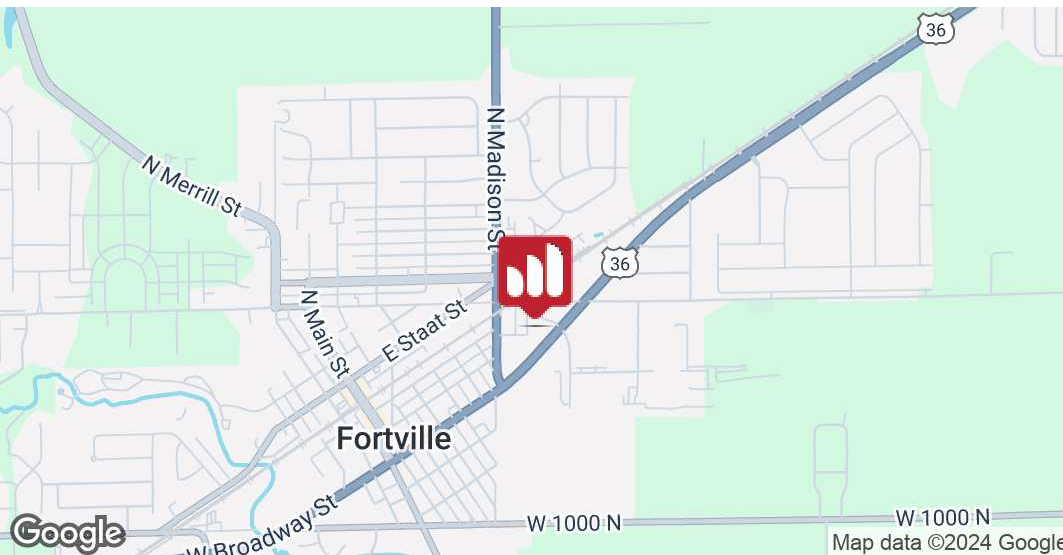
PROPERTY HIGHLIGHTS

- 2,200 SF sublease available adjacent to busy CVS
- Spacious layout for flexible retail or commercial use
- Ample on-site parking for customers & employees
- High visibility in a prime location, ideal opportunity to establish or expand retail footprint
- Sublease expires 9/30/27

FOR SUBLEASE

CVS SUBLEASE FORTVILLE

715 E. Broadway St.,
Fortville, IN 46040



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PROPERTY DESCRIPTION

Discover an exceptional sublease opportunity at this prime property on Broadway St./US 36 in Fortville. Offering a spacious layout, ample parking, & high visibility, this property is an ideal location for retailers seeking a prominent presence. The well-maintained premises offer versatility & potential for a variety of business concepts.

LOCATION DESCRIPTION

Discover the charm & potential of Fortville, IN, a northeast suburb of Indianapolis, where small-town ambiance meets modern convenience. Nestled within easy reach of the property, the area boasts diverse boutiques, restaurants, & local businesses, providing a vibrant & welcoming atmosphere. With prominent retailer CVS adjacent, your business will benefit from the steady flow of both local residents & visitors. Fortville's rich historical heritage & thriving community make it an appealing destination for retailers seeking a new location. Embrace the town's unique character & position your business at the heart of this dynamic neighborhood. Located on US 36, Fortville's main thoroughfare, & half-mile to downtown Fortville. Just down the street from the town's main intersection. Fortville sits just east of Geist Reservoir, which boasts some of the strongest demographics in the area.

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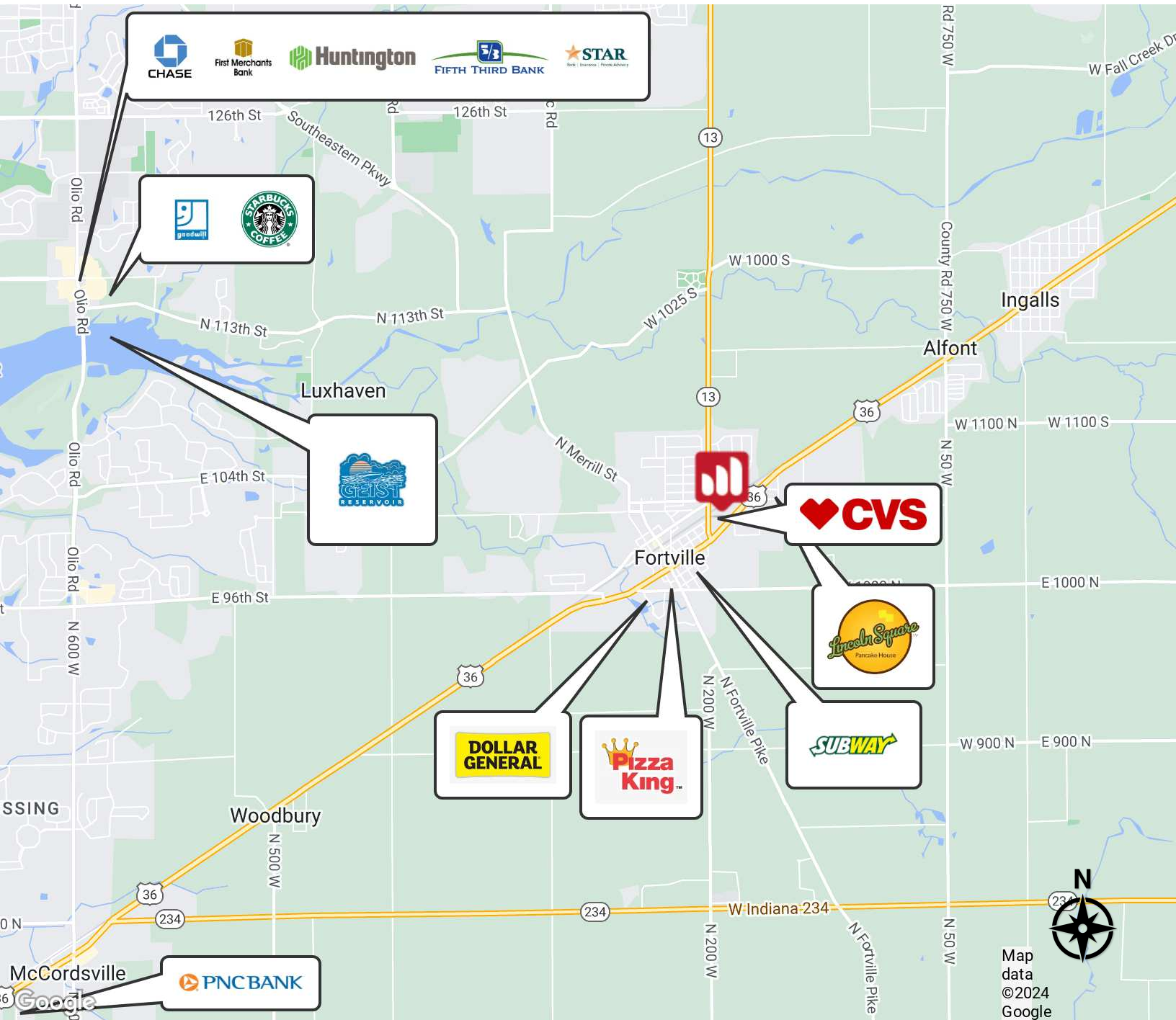
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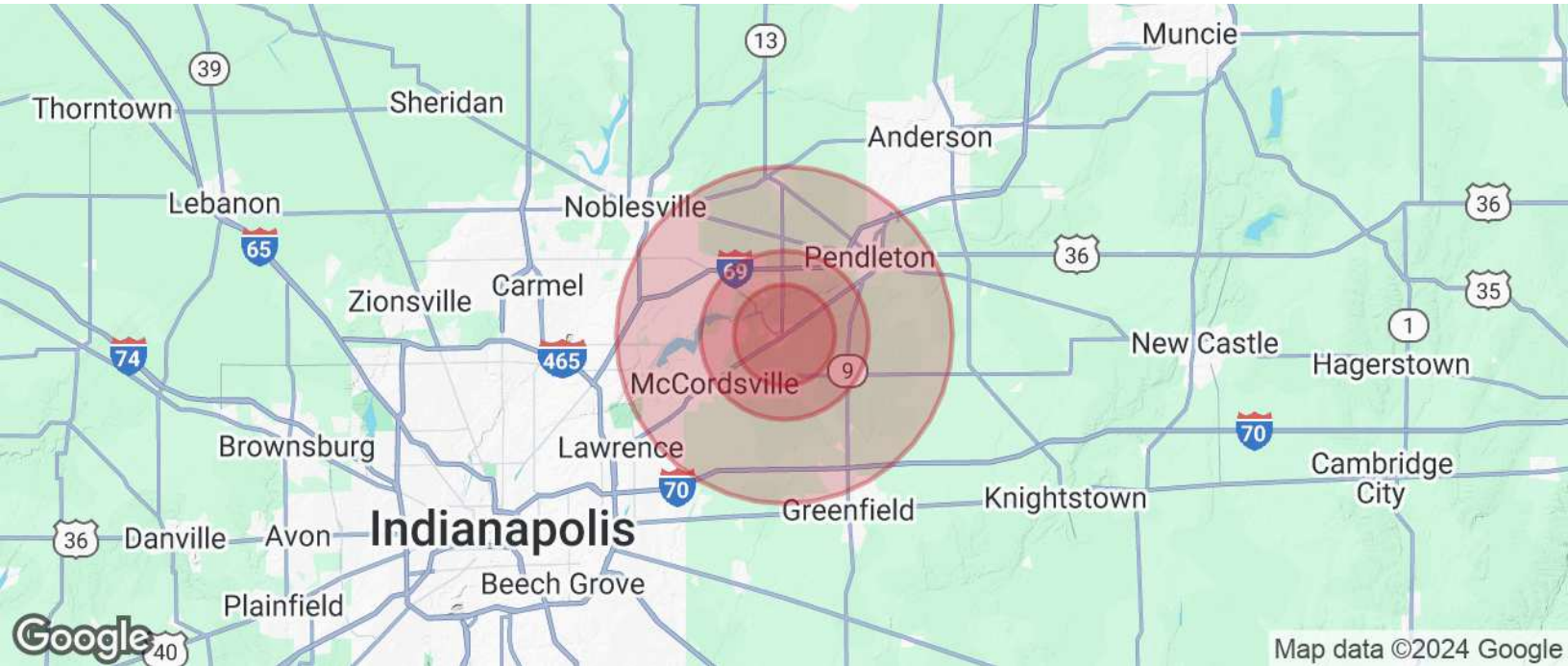
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	19,643	50,525	229,995
Average Age	36	37	38
Average Age (Male)	36	37	37
Average Age (Female)	36	37	39

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	6,835	16,861	83,403
# of Persons per HH	2.9	3	2.8
Average HH Income	\$161,843	\$171,591	\$142,119
Average House Value	\$421,397	\$436,944	\$371,560

Demographics data derived from AlphaMap