Retail/Office Suite Available in Downtown Indianapolis

946-948 N. ALABAMA ST. | INDIANAPOLIS, IN 46202

1,705 SF Suite Available Immediately!

NAI Cressy

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Property Gross SF:
3,559 SF

Available:
1,705 SF

Land:
0.09 AC

Zoning:
Commercial

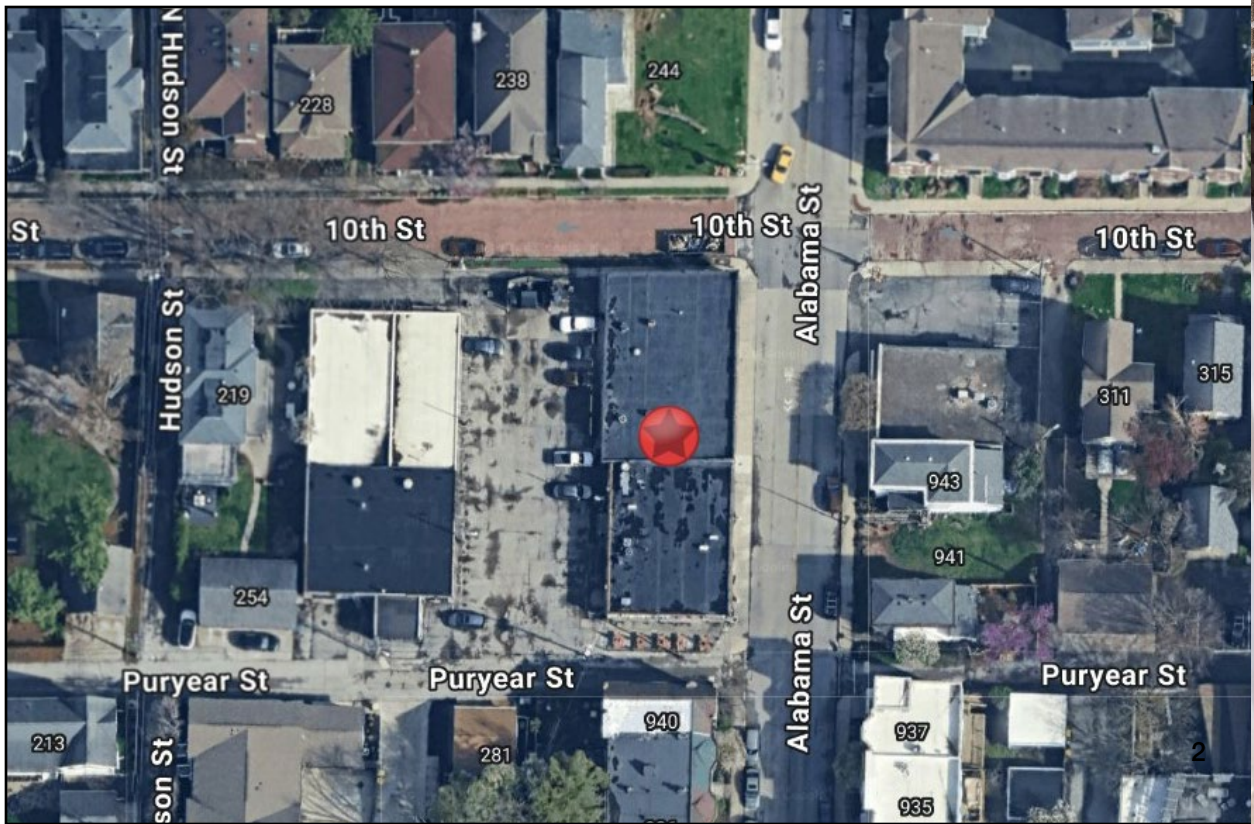
Built:
1926

Lease:
$18/SF - Modified Gross Lease

Property Overview

Located less than one mile from the heart of Downtown Indianapolis, 948 N. Alabama Street offers 1,705 SF of versatile office or retail commercial space in a highly visible urban location with strong daily vehicle and pedestrian traffic. The suite features an existing spacious reception area, multiple private rooms/offices, restroom, sink/cabinet area, and additional back-room space, providing flexibility for a variety of professional, medical, wellness, beauty, or service-oriented users. The property offers convenient access to Downtown Indianapolis, surrounding neighborhoods, public transportation, and major thoroughfares. Its functional existing layout provides an opportunity for a wide variety of tenant uses.

VIEW LISTING ONLINE



Property Photos





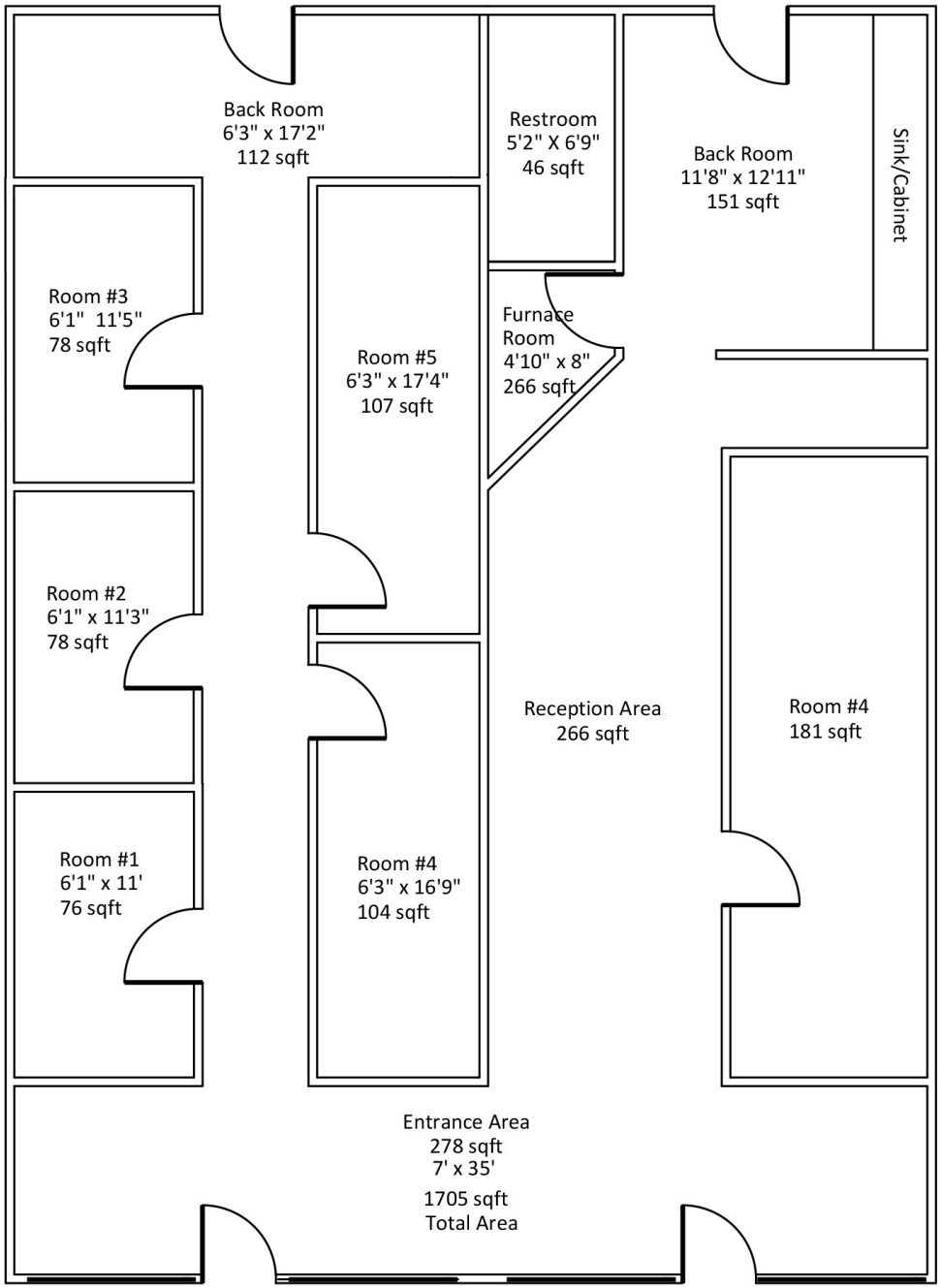






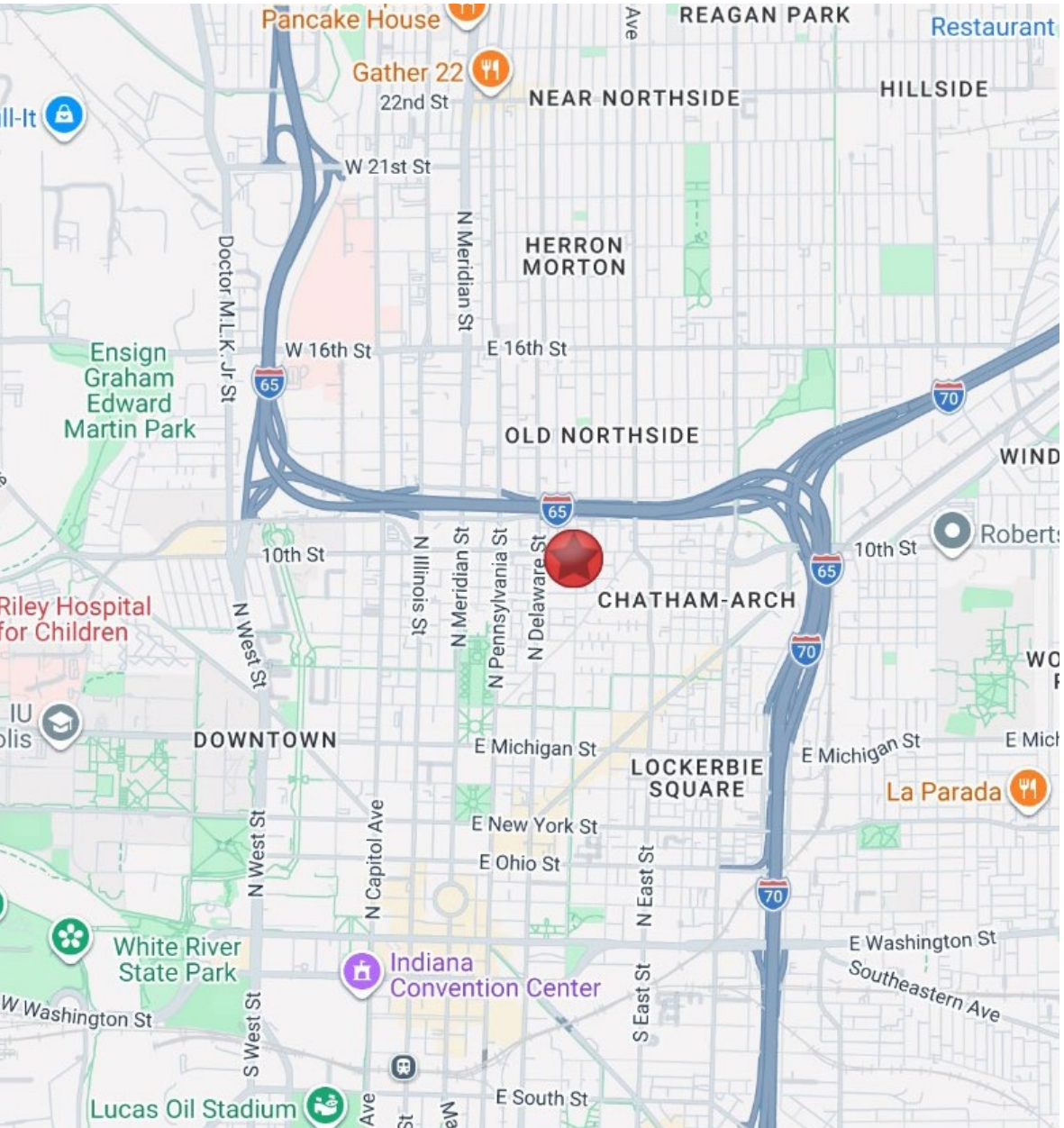


Floor Plan

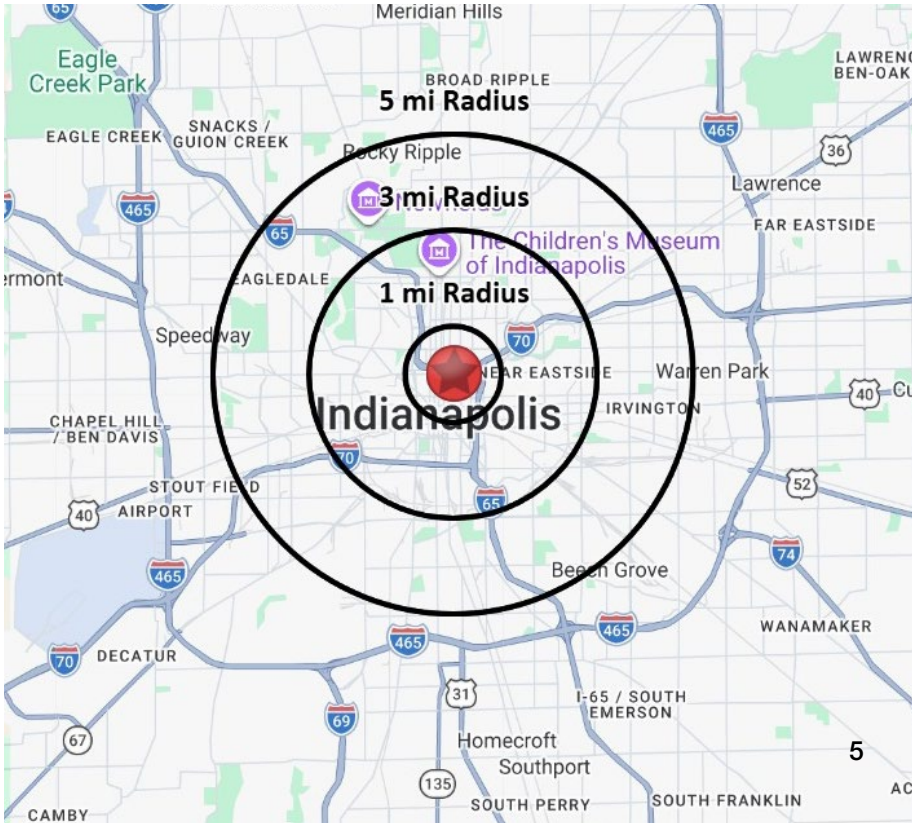

Back Room
6'3" x 17'2"
112 sqft
Restroom
5'2" X 6'9"
46 sqft
Back Room
11'8" x 12'11"
151 sqft
Sink/Cabinet
Room #3
6'1" 11'5"
78 sqft
Room #5
6'3" x 17'4"
107 sqft
Furnace
Room
4'10" x 8"
266 sqft
Room #2
6'1" x 11'3"
78 sqft
Reception Area
266 sqft
Room #4
181 sqft
Room #1
6'1" x 11'
76 sqft
Room #4
6'3" x 16'9"
104 sqft
Entrance Area
278 sqft
7' x 35'
1705 sqft
Total Area

Location Overview

Located just northeast of the city's central business district, the area offers a blend of historic character, urban amenities, and strong residential demand.



2026 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	24,566	126,062	280,859
HOUSEHOLDS	3,204	19,269	50,628
AVERAGE HOUSEHOLD INCOME	$120,673	$97,732	$92,379
MEDIAN HOME VALUE	$410,626	$270,174	$241,210



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