

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

**\$70M+ BRAND NEW
Mixed-Use Development**

**233 CLASS A
Multi-Family Units**

Q1 2025 DELIVERY



GERSHMAN
PARTNERS

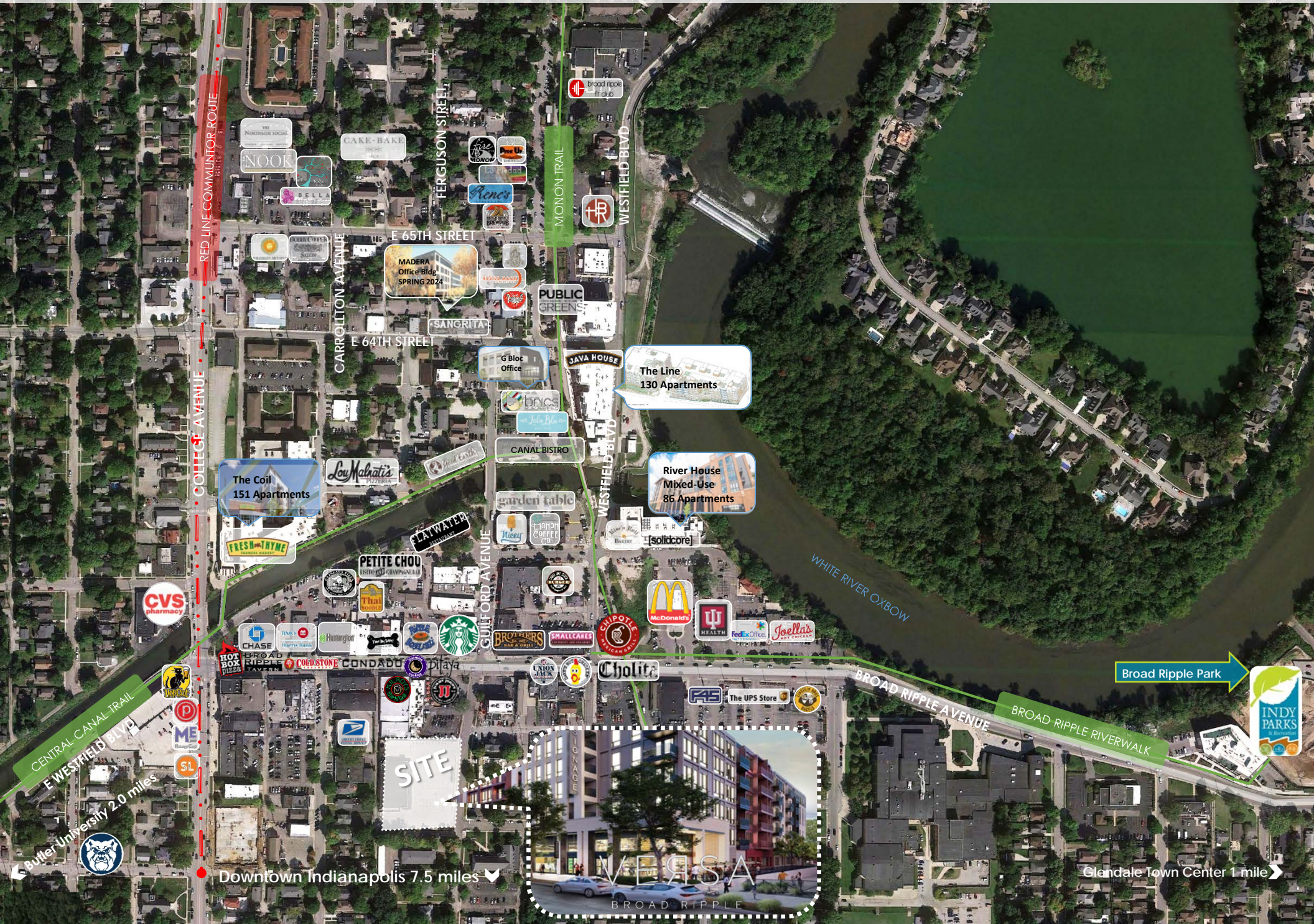


CITIMARK



DKGr

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

MONON TRAIL

WESTFIELD BLVD

GUILEFORD AVENUE

WESTFIELD BLVD

WHITE RIVER OXBOW

BROAD RIPPLE AVENUE

BROAD RIPPLE RIVERWALK

Broad Ripple Park



Clondale Town Center 1 mile

SITE



VERSA
BROAD RIPPLE

BROAD RIPPLE VILLAGE SITE LOCATION + NEARBY PARKING



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VERSA
BROAD RIPPLE



RETAIL
ENTRANCE VIEW

RETAIL
PATIO BIRDSEYE VIEW



RESIDENTIAL DETAILED SITE PLAN

