DOWNTOWN INDIANAPOLIS is a thriving success story and model for revitalization. Living Downtown provides convenient, walkable access to the city’s best restaurants, performing arts, entertainment, sports, museums and parks. With so much happening in the heart of the city, Downtown has become THE hotspot to live. Downtown living offers a mix of historic neighborhoods, luxury condominiums, lofts and apartments.

Downtown has vibrant neighborhoods with an emphasis on neighbors. Downtown residents include corporate leaders and front line staff, local celebrities, doctors and nurses, students and professors, artists and entrepreneurs, transferees and life-long Indianapolis dwellers. It’s the only place in Indianapolis that people of all backgrounds call home and share the Downtown living experience.

Downtown is a dynamic and growing residential market. Downtown has seen strong demand and occupancy levels, driving the surge in residential development. This has led to more than 3,300 new residential units currently in the pipeline through 2018. It is estimated that the residential population will increase from 17,589 (2010) to 34,000 by 2018.

The number of apartments has increased 61 percent over the last five years. By the end of 2018, an additional 3,348 units will be added to the market. Fifty-seven percent of new residential development will take place within the Mile Square. In the last five years, vacancy rates for Downtown multi-family units have remained around 4 percent.

FUTURE LOOKING BRIGHT

$4B INVESTMENT

190 projects* have been completed since 2010 and has resulted in nearly $2.55B PROJECTED INVESTMENT

71 projects* that are planned through 2020 with $1M (commercial, residential, infrastructure, etc.)

SOURCE: Downtown Indy, Inc.

SOURCE: Tikijian Associates Multifamily Investment Advisors & Downtown Indy, Inc.

ESKENAZI HEALTH

here for you

DOWNTOWN RESIDENTIAL REAL ESTATE IS SIZZLING

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1. WELCOME HOME
Liveability.com consistently lists Downtown Indianapolis in the Top 10 Best Downtowns year after year. Looking over this list it is easy to see why.

2. THE GRASS IS TRULY GREENER
With more than 350 acres of parks, waterways, trails and green spaces, Downtown residents have a huge backyard to explore.

3. DIRTY DISHES?
An entire world of food awaits the Downtown resident with new restaurants opening their doors every week. With so many culinary options, cooking may seem unnecessary.

4. LIVING IS EASY
Convenience reigns as a variety of shopping destinations are at the fingertips of Downtown residents. With more than 210 shops, one can enjoy popular national chains or trendy boutiques like Silver in the City and Windsor Jewelry.

5. DRIVING IS FOR THE BURBS
Continually named as one of the nation’s most walkable and bikeable cities (walkability.com), there is no reason to drive if you live Downtown.

6. GAME ON... AND ON!
With five professional sports teams Downtown, there is no better place to be for the BIG game.

7. CULTURAL CURIOSITY
Downtown Indy has the state’s largest concentration of theaters, museums and memorials. Four of the six districts have homes directly in Downtown and Fountain Square is just a mile southeast.

8. OPTIONS, OPTIONS & MORE OPTIONS
From highrises with top notch amenities to historic homes with tree-lined streets, there is an endless mix of housing choices.

9. THE NIGHT IS YOUNG
Bars, live music, comedy clubs, rooftop parties and home to Indiana’s oldest bar – Slippery Noodle Inn – Downtown offers a truly unique nightlife experience.

10. VIBRANT, SAFE & BEAUTIFUL
Marvel at the perfect balance between clean streets and sidewalks along with vibrant evenings and weekends all within a safe environment.

1. REASONS TO LIVE DOWNTOWN

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WHY LIVE DOWNTOWN?
Living Downtown provides convenient, walkable access to the city’s best restaurants, performing arts, entertainment, sports, museums and parks. It means skipping the daily commute and suburban traffic jams and having time after work for family, friends and fun. Leave your car behind and let your feet take you where you want to go.

What's more, Downtown boasts vibrant neighborhoods with many options for prospective homeowners and renters. Whether the view is overlooking Downtown's Central Canal, in the heart of the thriving Mass Ave Cultural District, high above ground level spanning the city or nestled in a historic neighborhood, each home lies in the heart of Indianapolis.

Downtown residents rave about the multiple reasons they call Downtown home. Terri Stauffer says, "We are truly living a vacation lifestyle; eating out more, attending more events and theatre, enjoying art galleries and museums… We do the things you would do when visiting another city! Our home is in the middle of a ‘playground’ with all the access and excitement that Downtown offers.”

Chris Herndon adds, “When I consider what my life might be like if I didn’t live Downtown… I can’t imagine ever leaving. There is a unique pride and energy that Downtown residents share.”

LIVING DOWNTOWN IS GREEN!
Downtown is literally green. It has more than 350 acres of green and public open spaces including waterways, gardens, trails and parks to throw a Frisbee, have a picnic, walk your dog or attend a festival. Many of the parks are unique, world-class, people-places like the 250-acre White River State Park and picturesque Downtown Canal Walk. Add to that the one-of-a-kind Indianapolis Cultural Trail: A Legacy of Gene & Marilyn Glick, the 8-mile urban bike and pedestrian path.

Downtown saves green… Money, that is. Walking saves gas and parking money, wear and tear on your car and time. Walkability also helps your housing value. Many real estate experts state that walkability raises home values. In fact, a study conducted by CEOs for Cities found that homes with a high “walk score” had higher values (www.walkscore.com). Downtown Indianapolis has excellent walk scores.

Additionally, Downtown Indianapolis was ranked as one of the best “four-season Downtowns” for retirement according to the book Retire Downtown.

Downtown living is all about having fun in a safe, vibrant, friendly, convenient and walkable neighborhood. Come make yourself at home in Downtown Indianapolis. You’ll soon agree — IT’S A GREAT PLACE TO LIVE.