



# CityWay<sup>SM</sup>



# An Exciting New Downtown Mixed-Use Development

Buckingham Companies proudly presents an exciting downtown mixed-use community—a transformative development featuring a world-class business hotel, luxury apartments, restaurants, office space, an entertainment venue, retail shops, and a flagship, state-of-the-art YMCA. The project also includes ample parking, road improvements, urban green areas and a public art component and serves as a much-needed link between neighborhoods and businesses on the city's Near-Southside and the core of downtown.

## PROJECT OVERVIEW

This development is situated north of South Street between Delaware Street and Virginia Avenue, close to several major Indianapolis employers, including Eli Lilly and Company, Indiana Farm Bureau, Anthem Inc, and Rolls Royce Corp.

Tenants include Dolce Hotels and Resorts, a global operator of high-end hotels, resorts and conference centers directed toward a business audience; Yolk, Nesso, Qdoba, iMOCA, Acuity Eyecare, Salon Lofts, Franciscan CityWay, and the YMCA at CityWay.

- 209 Room Dolce Hotel - The Alexander
- 22,500 sq ft of Conference Space
- 250 Apartment Units in Phase I
- Additional 400 Apartment Units in Phase II
- 75,000 sq ft YMCA with 3,100 visitors per day
- 44,000 sq ft of Retail Space in Phase I and **40,000 sq ft of restaurant and retail space in Phase II**
- Office Space Available in a Premier Location



## FOR MORE INFORMATION:

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CityWay.com

# The Center of Everything

## INTEGRATING A COMMUNITY

The site is designed to connect surrounding neighborhoods, districts and the various corporate campuses. Extensive planning and design, combined with an ideal location will make navigating this new community effortless and enjoyable.

The primary focus is to establish connective corridors between the development and adjacent properties. East/West connections along South Street to the Warehouse District, connections north to downtown Indianapolis, a linkage to the Indy Cultural Trail and a future transit station allow this site to remain a prominent location and will encourage additional development.

## AREA DETAILS

- Exciting new mixed-use development in the southern Central Business District of Indianapolis
- Nearly 100,000 employees within 1 mile
- Over 22,000 employees at 4 neighboring corporate campuses
- Great outdoor interactive space
- Part of Indianapolis' One-Mile Square Central Business District



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# The Center of Everything: Business Map—Daytime Population





# Daytime Population

## A SHORT WALK...

Pedestrian activity is a major draw to the CityWay site. With a 29,800 plus employee base within a 1/2 mile radius, the site is a convenient option for this large employee base.

POPULATION RESOURCES	POPULATION	ANNUAL EVENTS	DISTANCE TO SITE	WALKING TIME
Eli Lilly & Co Headquarters	11,402	—	0.10 mi	1.5 min
Anthem Headquarters	2,400	—	0.03 mi	0.5 min
Farm Bureau Headquarters	1,200	—	0.18 mi	2.7 min
Rolls-Royce Headquarters	4,000	—	0.20 mi	3.0 min
YMCA*	3,100	—	—	—
Bankers Life Fieldhouse	—	260	0.03 mi	0.5 min
Lucas Oil Stadium	—	175	0.40 mi	6.0 min
Convention Center	5,200	—	0.40 mi	6.0 min
CityWay Residents (Phase I)	477	—	—	—
CityWay Residents (Phase I)	675	—	—	—
Dolce Hotel**	450	—	—	—
<b>Total</b>	<b>28,904</b>	<b>375</b>	<b>—</b>	<b>—</b>

\* Indicates the YMCA anticipates over 3,000 visitors per day along with 100 employees.

\*\* Indicates Dolce Hotel users to include employees, guest/meeting attendees.



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# The Center of Everything: Residential Map—Nighttime Population

APARTMENTS	
CITYWAY I & II	UNITS
1 333 Penn Apartments	78
2 The Block Apartments	163
3 JF Wilds Building	58
4 The Artistry	500
5 26 West Apartments	30
6 Hamess Factory Lofts	99
7 The Waverly	164
8 Briggs Flats	24
9 Mozzo	65
10 The Hinge	56
11 The Maxwell	105
12 Lofts at Pulliam Square	145
13 Penn Street Tower	98
14 Mentor and Muse	242
15 360 Market Square	300
16 The Vue	240
17 Slate	68
18 Alexia	175
CONDOS	
19 333 Mass Ave Condos	176
20 Landmark at Lockerbie	26
21 Cleveland Condos	45
22 The Hudson	70
23 Conrad Residences	15
24 One Ten East Washington	26
25 Allen Plaza	31
26 Six Over Meridian	22
27 The Villaggio at Page Pointe	64





# The Center of Everything: Restaurant Map



## RESTAURANT LEGEND

- 1 Broken English
- 2 The Capitol Grille
- 3 Champ's Americana
- 4 Claddagh Irish Pub
- 5 Kilroy's
- 6 Fogo De Chao
- 7 Hard Rock Cafe
- 8 Harry & Izzy's

- 9 Morton's The Steakhouse
- 10 Nada
- 11 The Oceanaire Seafood Room
- 12 The Old Spaghetti Factory
- 13 P.F. Chang's China Bistro
- 14 Palamino
- 15 Prime 47
- 16 Ram Restaurant & Brewery

- 17 Rock Bottom Restaurant
- 18 Ruth's Chris Steak House
- 19 St. Elmo's Steakhouse
- 20 Punch Bowl Social
- 21 Weber Grill Restaurant
- 22 Yard House

### FLETCHER PLACE

- 23 Amelia's
- 24 Bluebeard Restaurant
- 25 Chilly Water Brewing Co.
- 26 Hotel Tango Whiskey
- 27 Milktooth
- 28 The Pickled Pedaler
- 29 Rook

### FOUNTAIN SQUARE

- La Margarita Restaurant
- And Tequila Bar
- Pure Eatery
- Red Lion Grog House
- Siam Square
- Thunderbird
- Three Carrots
- Many More

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# Commercial/Retail Space



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## FEATURES & AMENITIES

- Restaurants at Street Level
- Several Wi-Fi Hot Spots Throughout Community
- Structured Garage Parking
- Theater and Game Room
- Balconies or Rooftop Terraces in Select Homes
- Exposed Duct Work and Brick Walls
- Full Size Washer/Dryer in Unit
- Large Closets
- Modern Kitchens with Clean Steel Appliances
- Spectacular Views of the Downtown Skyline
- Upgraded Millwork Packages Including Granite Countertops
- Amenity Lounge
- Bark Park
- Controlled Access Buildings
- Electric Vehicle Charging Stations

# CityWay<sup>SM</sup>

CityWay is a mixed-use urban development featuring 250 apartments, a 209 room hotel, 900 space parking structure and over 100 surface parking, 48,373 square feet of retail space and a 75,000 SF YMCA.

<b>PROJECT:</b>	CityWay
<b>TYPE OF PROJECT:</b>	Mixed-Use Development
<b>LOCATION:</b>	Indianapolis, Indiana
<b>COMPLETION DATE:</b>	2013







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## CityWay<sup>SM</sup> 2.0

CityWay is an urban multi-family apartment project located in the commercial business district of Indianapolis. CityWay 2.0 will add 5-acres, 450 apartments, 5,400 SF of amenity space, 29,000 SF of retail and 10,000 SF of office space.

<b>PROJECT:</b>	CityWay 2.0
<b>TYPE OF PROJECT:</b>	Mixed-Use Development
<b>LOCATION:</b>	Indianapolis, Indiana
<b>COMPLETION DATE:</b>	Early 2019







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# Demographics – Population/Households

## RADIUS

POPULATION	0.5 MILES	1.0 MILES	3.0 MILES
2017 Estimated Population	3,780	15,337	101,979
2022 Projected Population	3,754	15,842	111,654
2010 Census Population	2,096	11,410	93,903
2000 Census Population	2,826	11,149	107,023
2017-2022 Projected Annual Growth	-26 (▼0.1%)	505 (▲0.7%)	9,675 (▲1.9%)
2010-2017 Historical Annual Growth	1,684 (▲11.5%)	3,927 (▲4.9%)	8,076 (▲1.2%)
2000-2010 Historical Annual Growth	-730 (▼2.6%)	261 (▲0.2%)	-13,120 (▼1.2%)
2017 Estimated Population Density	4,821 psm	4,884 psm	3,608 psm
Trade Area Size	0.8 sq mi	3.1 sq mi	28.3 sq mi
HOUSEHOLDS	0.5 MILES	1.0 MILES	3.0 MILES
2017 Estimated Households	1,281	6,252	41,487
2022 Projected Households	1,270	6,469	45,559
2010 Census Households	659	4,566	37,766
2000 Census Households	410	3,772	41,683
2017-2022 Projected Annual Growth	-10 (▼0.2%)	216 (▲0.7%)	4,072 (▲2.0%)
2000-2017 Historical Annual Change	870 (▲12.5%)	2,481 (▲3.9%)	-196 (▼%)



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# Demographics – Population/Households

## RADIUS

MEDIAN HOUSEHOLD INCOME	0.5 MILES	1.0 MILES	3.0 MILES
2017 Estimated Median Household Income	\$56,397	\$48,519	\$37,150
2022 Projected Average Household Income	\$32,664	\$26,895	\$25,625
2010 Census Median Household Income	\$52,723	\$40,866	\$30,532
2000 Census Median Household Income	\$33,466	\$28,967	\$26,476
2017-2022 Projected Annual Change	\$10,507 (▲3.7%)	\$8,439 (▲3.5%)	\$6,180 (▲3.3%)
2000-2017 Historical Annual Change	\$22,931 (▲4.0%)	\$19,552 (▲4.0%)	\$10,674 (▲2.4%)
PER CAPITA INCOME	0.5 MILES	1.0 MILES	3.0 MILES
2017 Estimated Per Capita Income	\$35,609	\$35,076	\$22,479
2022 Projected Per Capita Income	\$43,244	\$42,004	\$25,030
2010 Census Per Capita Income	\$21,867	\$23,683	\$16,338
2000 Census Per Capita Income	\$6,785	\$16,422	\$13,605
2017-2022 Projected Annual Change	\$7,635 (▲4.3%)	\$6,928 (▲4.0%)	\$2,550 (▲2.3%)
2000-2017 Historical Annual Change	\$28,824 (▲25.0%)	\$18,654 (▲6.7%)	\$8,875 (▲3.8%)
2017 Estimated Average Household Net Worth	\$553,005	\$480,058	\$290,179
AVERAGE HOUSEHOLD INCOME	0.5 MILES	1.0 MILES	3.0 MILES
2017 Estimated Average Household Income	\$83,435	\$75,755	\$52,865
2022 Projected Average Household Income	\$105,959	\$92,927	\$59,164
2010 Census Average Household Income	\$69,499	\$59,179	\$40,625
2000 Census Average Household Income	\$43,589	\$47,619	\$35,095
2017-2022 Projected Annual Change	\$22,524 (▲5.4%)	\$17,172 (▲4.5%)	\$6,300 (▲2.4%)
2000-2017 Historical Annual Change	\$39,846 (▲5.4%)	\$28,136 (▲3.5%)	\$17,770 (▲3.0%)



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## *The Art of Living*

Buckingham is a full service real estate firm specializing in the development, construction and management of mixed-use, multifamily, commercial and hospitality projects. Our standard is to push the standard. We take a custom approach to all of our projects, big or small. Real estate is an investment and it's our number one priority to maximize that investment. Through expertise, research, and inspired design, we create a personalized experience for residents and guests. To our team, it's more than just development, construction and property management; it's about creating a superior environment to live, stay or play. It's this approach that is what makes us a partner you can count on and it has helped us grow from a modest rental company in 1984 to a company that today manages nearly \$1 billion in real estate assets. At Buckingham, an entrepreneurial spirit, creativity, and passion blend with unparalleled industry expertise and management systems to deliver exceptional results, every time. Our people drive our success. We strive to never settle. That's what makes us Buckingham.



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