

Washington Market

10409–10453 E. Washington St.
Indianapolis, IN 46229
Marion County



key features

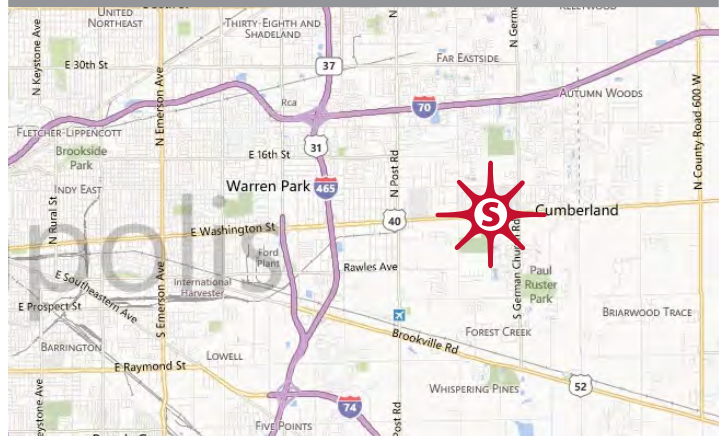
- new outlot construction now available
- adjacent to Walmart and Hobby Lobby
- pad site at signalized entrance and outlot available
- daily traffic counts: 33,689 on Washington Street and 9,703 on Mitthoeffer Road

demographics

	1 mile	3 miles	5 miles
population	5,532	54,038	136,521
households	2,160	21,280	52,792
avg. household income	\$110,457	\$97,049	\$85,564
daytime population	4,458	34,517	86,550

2024 Estimates. Source: Applied Geographic Solutions 5/2024, TIGER Geography

retail space for lease 4,140 sf
outlots for ground lease ±0.4–1.5 ac



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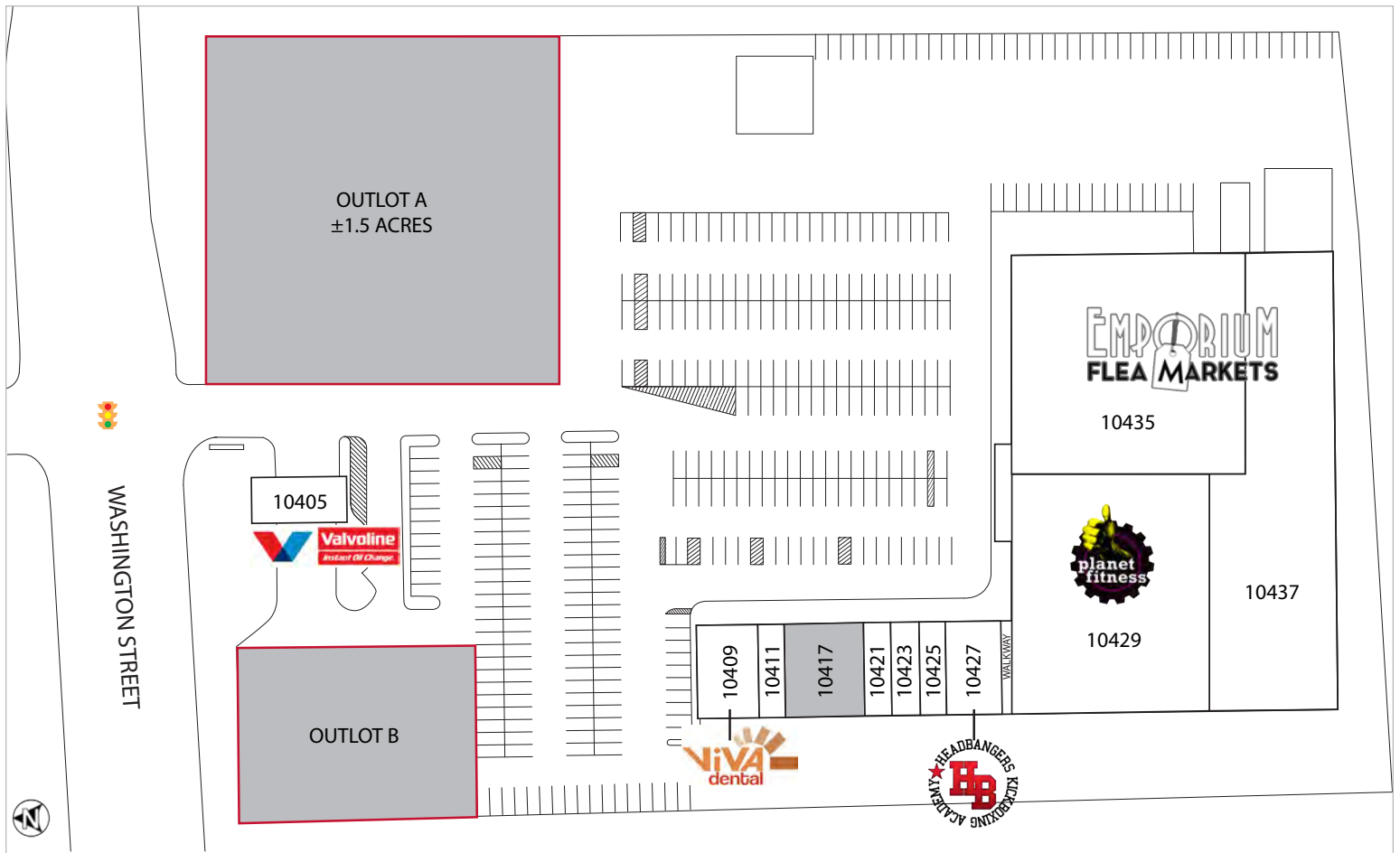
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shops

UNIT	TENANT	DIMS.	S.F.
10409	VIVA DENTAL	43 x 70	3,010
10411	LA FRONTERA MULTISERVICIOS	19.8 x 70	1,390
10417	AVAILABLE	59 x 70	4,140
10421	KOUZEN ZAKA HAITIAN SHOP	20 x 70	1,400
10423	LENTZ EYECARE	20 x 70	1,400
10425	J.E. BARBERSHOP & BEAUTY SALON	20 x 70	1,400
10427	HEADBANGERS KICKBOXING ACADEMY	42.4 x 70	2,971
10429	PLANET FITNESS	153 x 150	23,000
10435	EMPORIUM 40E	175 x 170 IRR	29,700
10437	EMPORIUM 40E	55 x 330 IRR	23,538

outlots

UNIT	TENANT	SIZE
10402	VALVOLINE INSTANT OIL CHANGE	±1 AC
A	AVAILABLE	±1.5 AC
B	AVAILABLE	±0.4 AC



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