

25th STREET COIN LAUNDRY



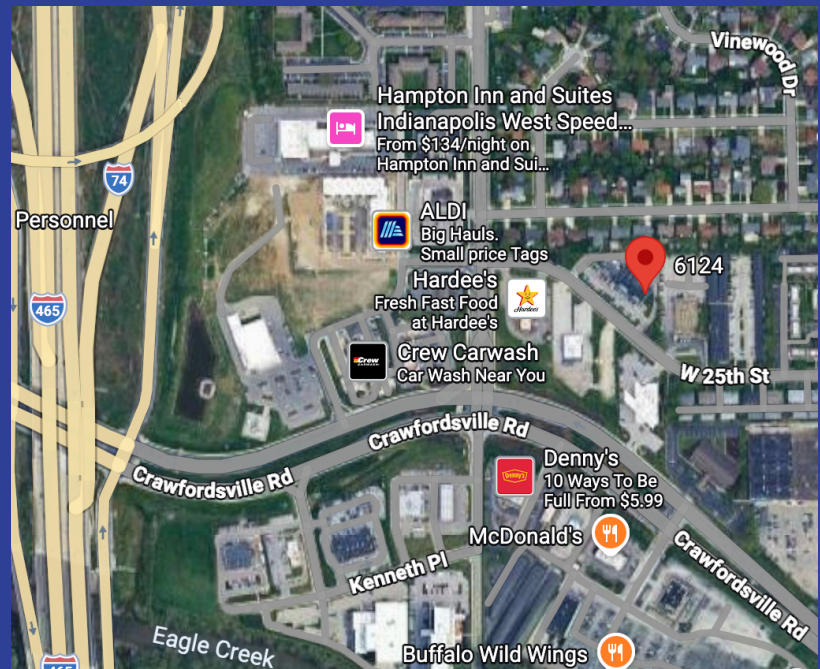
Commercial Space for Lease

Available Space

- Address: 6124 W. 25th Street, Speedway, IN 46224
- Size: 1430 Square Feet
- Features: Corner space, Ample parking in large lot, Glass storefront, Easy in and out, Additional parking in back
- Perfect For: Retail shop, service provider, quick service restaurant, professional office, or specialty store

Property Highlights

- Corner Unit - 1430 Square Feet
- High Traffic Strip Mall
- Excellent Visibility & Access
 - High Daily Traffic Counts
- W. 25th Street: 29,189 Vehicles
- Nearby I-465/Crawfordsville Rd: 162,950
- High School Rd. 35,000 Vehicles
 - *IDOT



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6124 W. 25th Street Speedway, IN

Commercial Space for Lease

Why Choose this Location?

- Prime Corner Unit – High visibility in established strip center
- 2.9 miles from Indy 500 racetrack
- Zoning: C-3 Neighborhood Commercial District – Ideal for retail, service, restaurant, office, or similar uses
- Site Details
 - Total Site: 1.57 Acres | 68,389 SF building area
 - 633 linear feet of frontage along W. 25th Street
- New Development Nearby – \$36 million mega center just 1 block away, including Aldi, Crew Car Wash, Hampton Inn, Starbucks, McDonalds, Fredmys, Valvoline Instant Oil Change, and more
- Quick Access to I-465 for easy regional reach
- Surrounded by National & Local Tenants – La Cumbre, Mexico City Kitchen, Drop-Off Laundry, American Family Insurance, Sweet Supplies, and more

High Traffic, High Potential

This established strip center offers strong historical occupancy and excellent exposure in a growing area near Speedway and Indianapolis.

Current Tenants

- La Campos Mexican Grocery Store
- Mexico Kitchen Restaurant
- Coin Laundry Mat
- American Family Insurance
- Job and Talent National Employment Agency

Demographics

POPULATION

- 1 mile ~ 14,900+ residents
- 3 miles ~ 112,000 residents
- 5 miles ~ 223,000 residents

AVERAGE HOUSEHOLD INCOME

- 1 mile ~ \$80,000
- 3 miles ~ \$73,000
- 5 miles ~ \$81,000

DAYTIME POPULATION

- 1 mile ~ 10,600 +
- 3 miles ~ 100,000 +

Don't miss this opportunity!

A growing area with consistent new developments going up.
HUGE increase in foot traffic.

Dense residential base + heavy commuter traffic = ideal for businesses serving everyday needs!