

Investment/Owner-User

2506 E Washington St, Indianapolis, IN 46201



For Sale

JOHN MERRILL
Owner – Merrill Property Group
P: 317-590-3046
john@merrillpropertygroup.com

MICHAEL MARLIN
Broker – Merrill Property Group
P: 317-730-3848
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OFFERING SUMMARY

LIST PRICE: \$1,350,000

BUILDING SIZE: 6,000 SF

SUITES: Potential for 8-10

LOT SIZE: 0.36 Acres

ZONING: C3

BUILT/RENOVATED: 1922/2025

USES: Office/Retail

PROPERTY HIGHLIGHTS

- Building Size:** 6,000 SF
- Land Area:** 0.36 Acres
- Parking:** 24 On-Site Spaces (rare for this corridor)
- Renovation:** Complete interior and exterior renovation in 2025
- Zoning:** C-3 (Commercial)
- Condition:** Move-in ready with new HVAC, roof, electrical, and plumbing
- Visibility:** Excellent frontage and signage opportunity along E. Washington Street
- Access:** Easy connection to Downtown Indianapolis, I-70, and I-65

PROPERTY OVERVIEW

An exceptional opportunity to own or invest in a fully renovated 6,000 SF office building strategically located along East Washington Street — one of Indianapolis' most visible and improving commercial corridors. Renovated in 2025, this turn-key property features high-end finishes, modern systems, and excellent parking, making it ideal for professional users or investors seeking a low-maintenance, income-producing asset.

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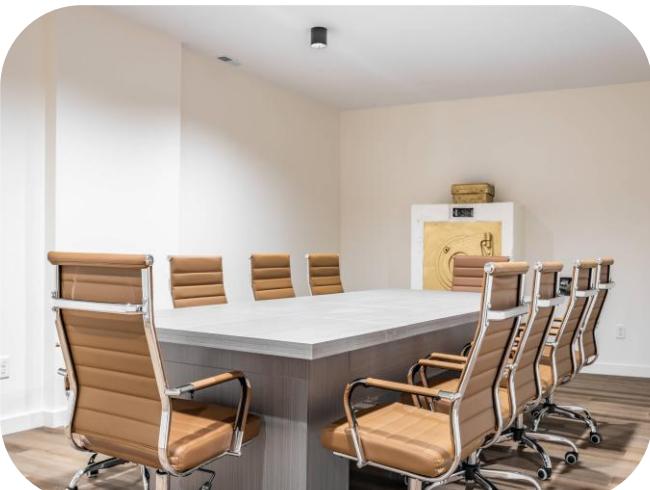
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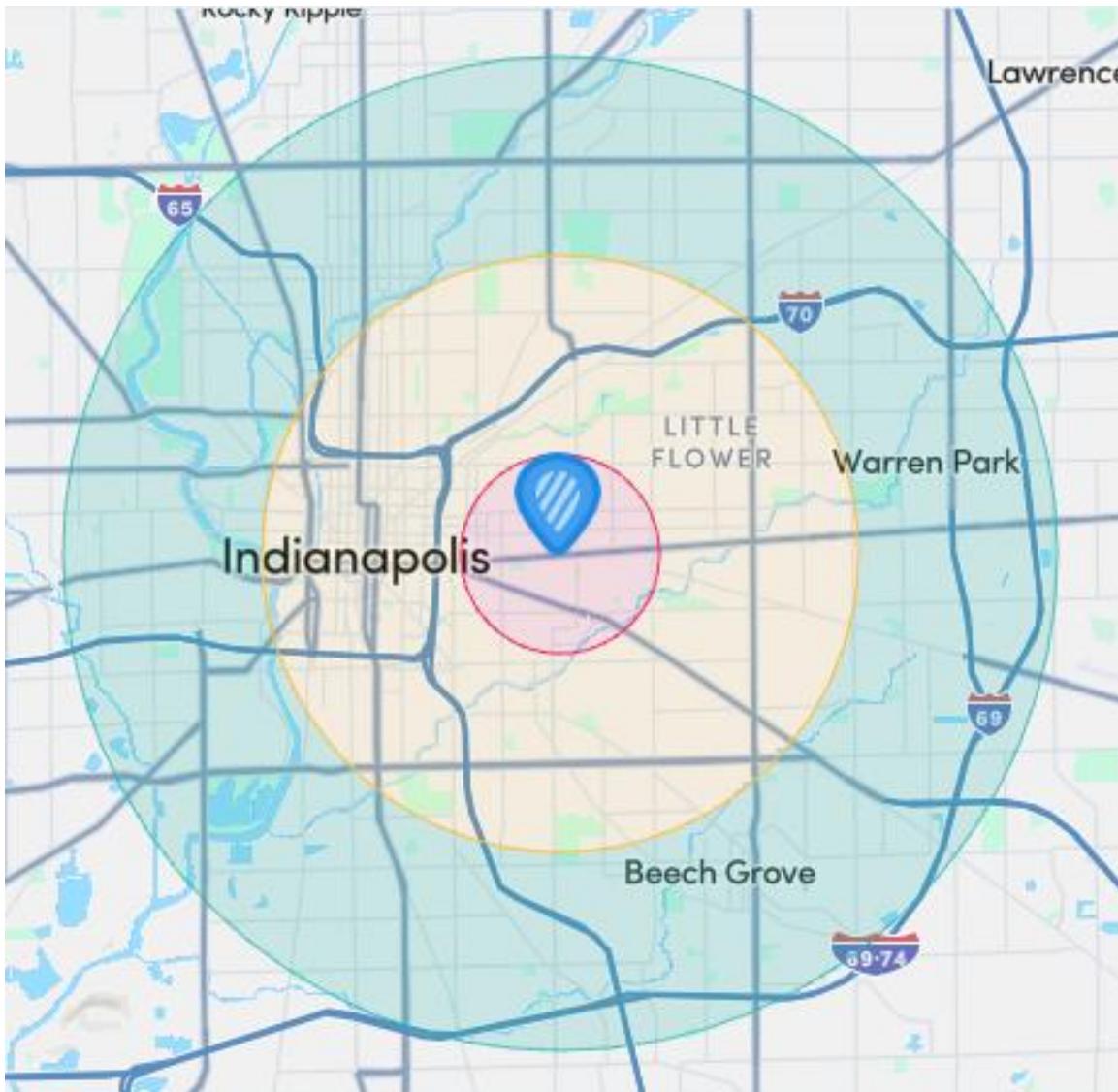


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Population	1 Mile	3 Miles	5 Miles
Male	8,178	61,355	126,866
Female	7,527	59,103	128,335
Total Population	15,705	120,458	255,201

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,238	19,775	46,714
Ages 15-24	1,924	15,496	36,390
Ages 25-54	7,234	57,737	109,696
Ages 55-64	1,685	13,075	28,447
Ages 65+	1,625	14,375	33,954

Income	1 Mile	3 Miles	5 Miles
Median	\$44,100	\$57,800	\$53,700
< \$15,000	1,455	8,524	16,144
\$15,000-\$24,999	735	5,585	12,624
\$25,000-\$34,999	551	4,823	10,514
\$35,000-\$49,999	967	7,188	15,387
\$50,000-\$74,999	874	7,835	17,734
\$75,000-\$99,999	598	6,764	13,130
\$100,000-	623	7,071	12,924
\$150,000-	254	2,966	4,673
> \$200,000	288	4,131	5,835

Housing	1 Mile	3 Miles	5 Miles
Total Units	7,936	64,876	127,583
Occupied	6,345	54,888	108,964
Owner Occupied	2,589	22,141	46,650
Renter Occupied	3,756	32,747	62,314
Vacant	1,591	9,988	18,619