

PROPERTY WEBSITE



AVAILABLE SF

7,818 SF

LEASE RATE

\$10.50 SF/YR (NNN)

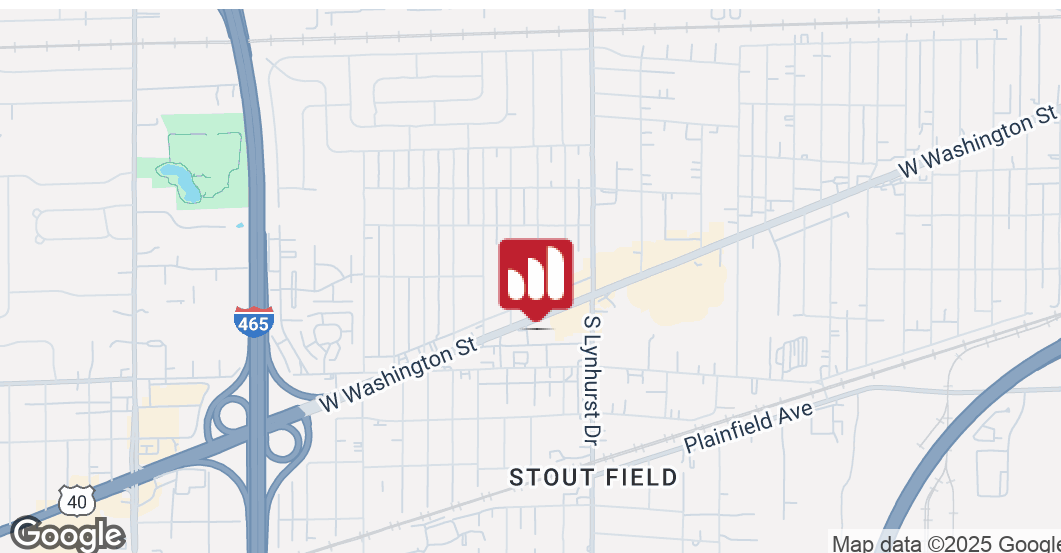
PROPERTY HIGHLIGHTS

- 7,818 square foot storefront retail space - end cap
- High traffic count on Washington Street, a thoroughfare through the city of Indy
- Drive-in loading door
- Adjacent to the Wayne Township Government Center and Fire Department

FOR LEASE

5411 W
WASHINGTON
ST

5411 W Washington
St, Indianapolis, IN
46241



WILL CONWAY

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5411 W WASHINGTON ST

5411 W Washington St, Indianapolis, IN 46241

FOR LEASE



PROPERTY DESCRIPTION

Welcome to 5411 W Washington St, Indianapolis, IN, 46241. This impressive 7,818 square foot storefront retail space offers a prime end cap location with high visibility, ensuring maximum exposure for your business. The property features a convenient drive-in loading door, making logistics effortless. With its proximity to the Wayne Township Government Center and Fire Department, this location offers a unique advantage. Benefit from the high traffic count on Washington Street, a major thoroughfare through the city of Indy. The modern construction and spacious layout make this an ideal opportunity for your retail or showroom needs. This versatile space is ready to bring your vision to life.

LOCATION DESCRIPTION

Located along the vibrant West Washington Street corridor, 5411 W Washington St offers excellent visibility and accessibility in Indianapolis' west side. This prime location benefits from high traffic counts and close proximity to major thoroughfares, including I-465 and I-70, providing easy access to downtown Indianapolis and the airport. Surrounded by a mix of retail, restaurants, and residential neighborhoods, the property is ideal for businesses seeking strong community presence and convenience. Its strategic position along a well-traveled commercial corridor makes it a great opportunity for office, retail, or service-oriented uses.

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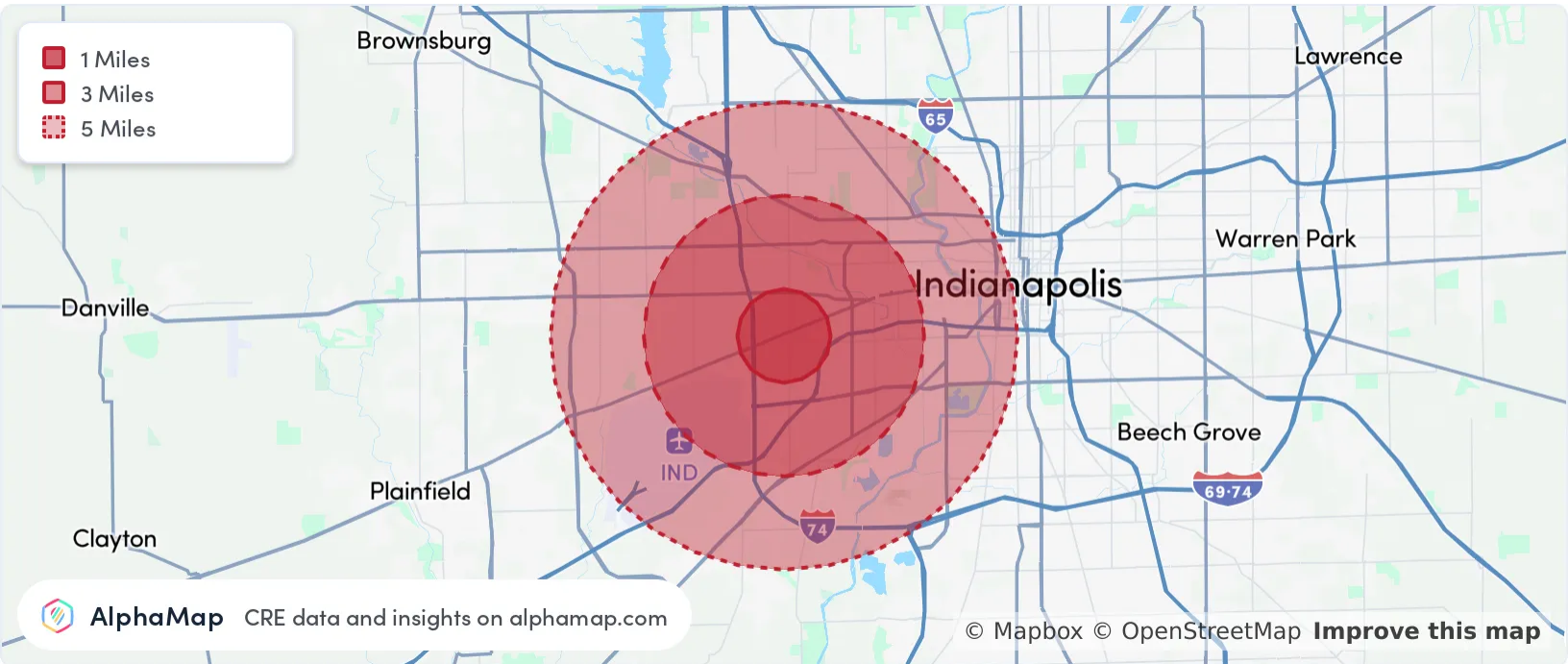
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,675	72,855	171,987
Average Age	36	37	36
Average Age (Male)	36	36	35
Average Age (Female)	37	37	37

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,897	28,361	67,083
Persons per HH	2.7	2.6	2.6
Average HH Income	\$59,626	\$63,909	\$73,524
Average House Value	\$136,024	\$153,510	\$199,663
Per Capita Income	\$22,083	\$24,580	\$28,278

Map and demographics data derived from AlphaMap

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