

5411 W WASHINGTON ST

5411 W Washington St, Indianapolis, IN 46241

FOR SALE



PROPERTY HIGHLIGHTS

- 13,480 square foot storefront retail space
- 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

OFFERING SUMMARY

Sale Price:	Contact Broker for Pricing
Lot Size:	33,542 SF
Building Size:	13,480 SF

PETE ALVEAL

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PROPERTY DESCRIPTION

Introducing a prime investment opportunity in the Indianapolis area—a 13,480 SF building, dating back to 1961 and zoned C5. This commercial property at 5411 W Washington St offers the ideal foundation for a retail or strip center investor looking to make their mark. With its strategic location and generous square footage, this property presents an array of possibilities for an astute investor. Take advantage of this rare chance to secure a valuable piece of real estate in an increasingly sought-after area.

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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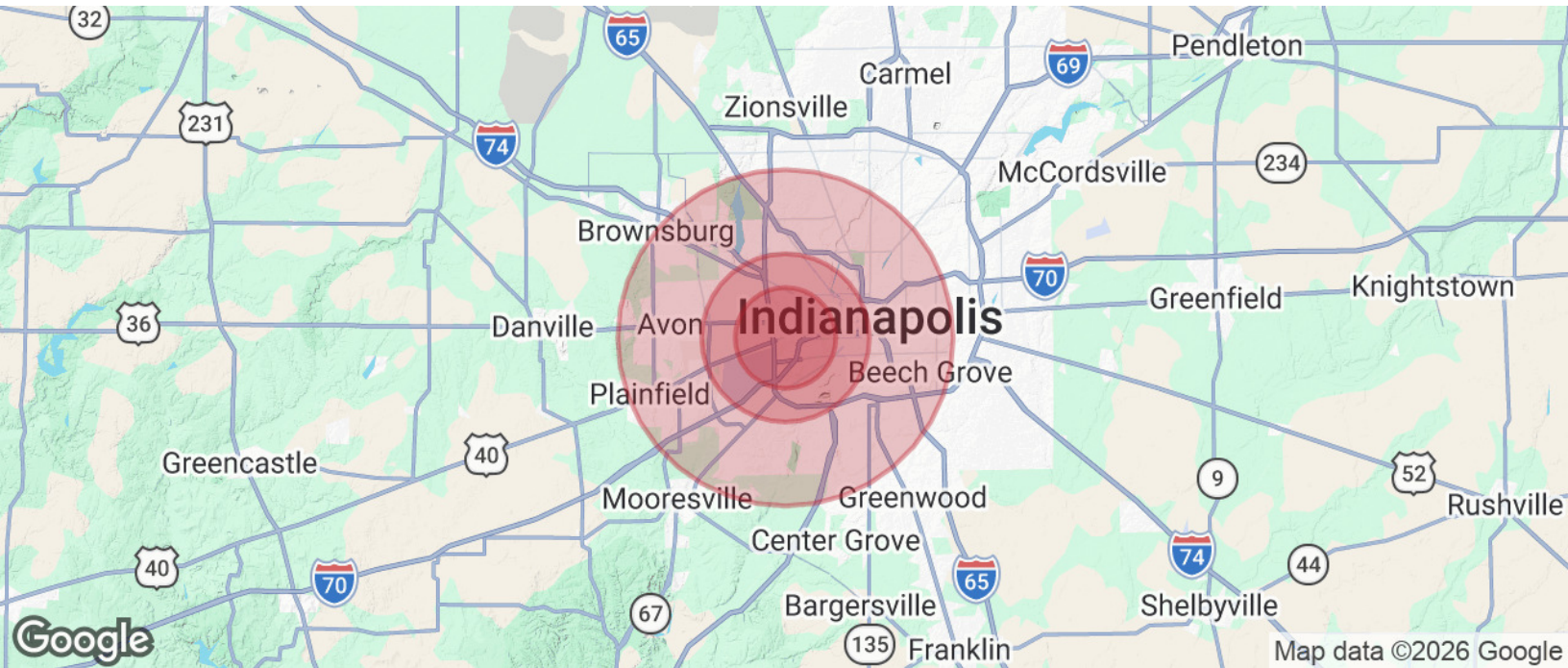
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	72,855	171,987	765,198
Average Age	37	36	37
Average Age (Male)	36	35	37
Average Age (Female)	37	37	38

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	28,361	67,083	306,137
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$63,909	\$73,524	\$91,440
Average House Value	\$153,510	\$199,663	\$257,593

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