



# 9503 E. Washington St. Indianapolis, IN 46229



## PROPERTY DESCRIPTION

This area is home to a mix of national retailers, trendy boutiques, and diverse dining options. Minutes away from many regional and national retailers and benefit from high traffic and strong consumer demand. With easy access to major highways and public transportation, this location provides the perfect opportunity for retail businesses to succeed.

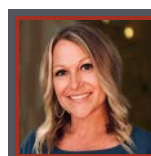
## PROPERTY HIGHLIGHTS

- 1 Overhead door
- Storage Rooms
- Zoned C4
- 13' - 15' ceiling heights to deck
- 2 restrooms

## OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Available SF:	5,481 SF
Lot Size:	1.15 Acres
Building Size:	5,841 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,495	23,196	65,410
Total Population	3,873	59,390	169,467
Average HH Income	\$87,977	\$82,415	\$75,940



**Crystal Kennard**  
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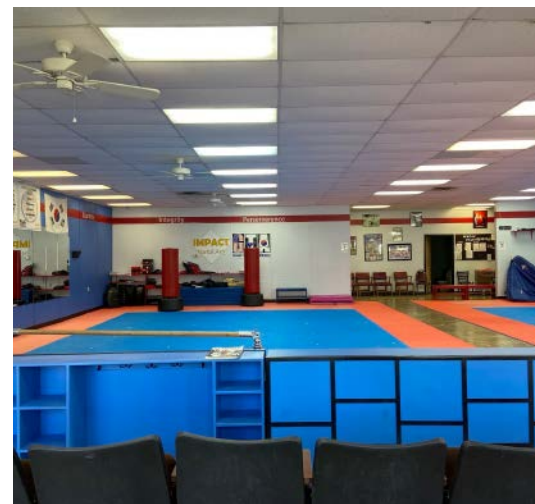
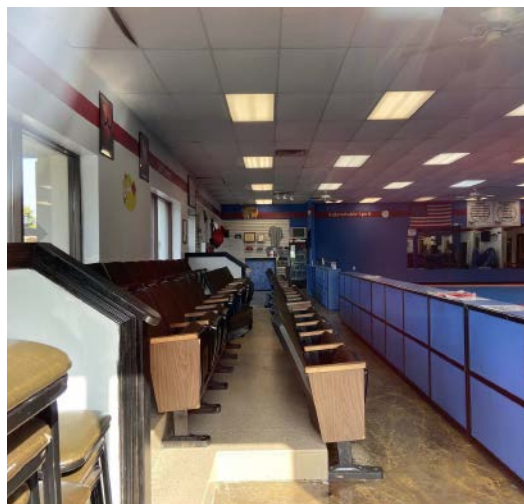
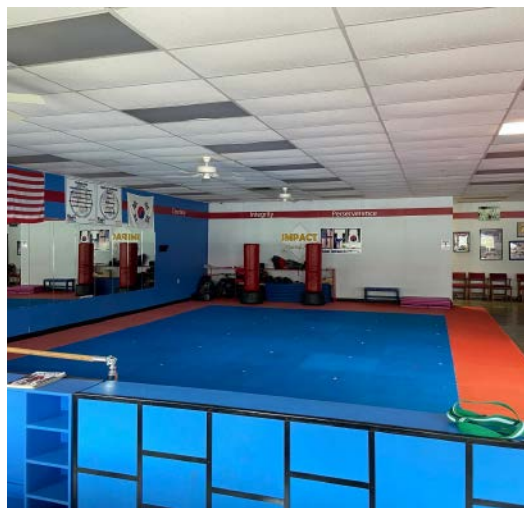
## Floorplan







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Looking West



Looking East







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## Surrounding Businesses

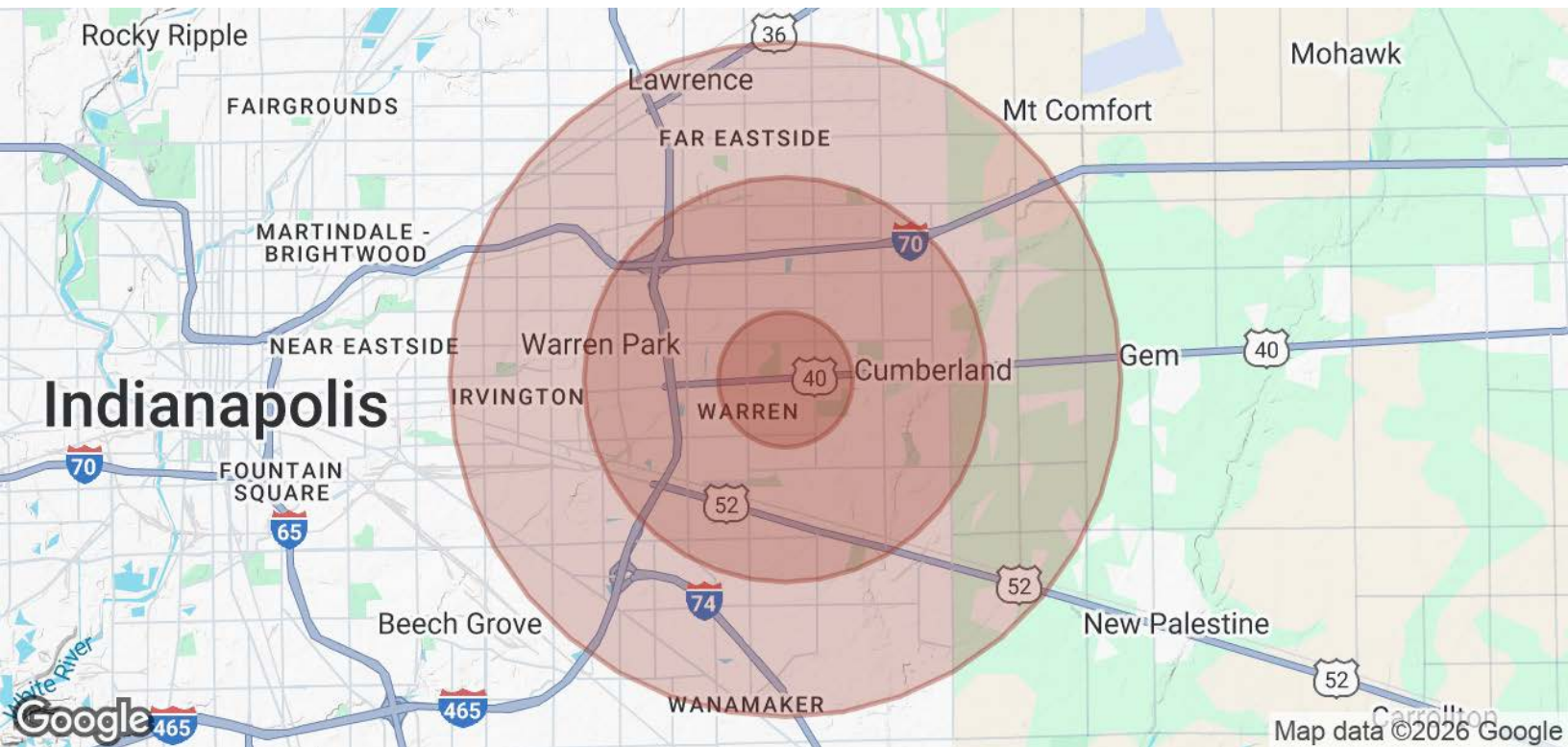






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## Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,873	59,390	169,467
Average Age	40	39	37
Average Age (Male)	39	37	36
Average Age (Female)	42	40	38
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,495	23,196	65,410
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$87,977	\$82,415	\$75,940
Average House Value	\$271,954	\$218,168	\$210,469

Demographics data derived from AlphaMap

