



For Sublease

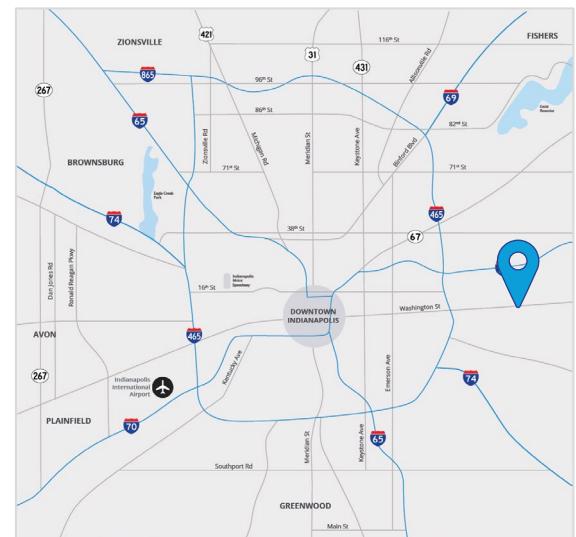
Dental Office

10863 E Washington St
Indianapolis, IN 46229

Outlot Opportunity at Centre East Shopping Center

Property Highlights:

- ± 4,824 SF available for sublease
- Perfect for Dental Specialty Uses
- Frontage along East Washington Street
- Quick access to I-465 & I-70
- Shadow Anchor of Walmart Shopping Center
- Adjacent to Red Wing, Arby's, Donatos Pizza, Athletico Physical Therapy, SportsClips, Visionworks, Little Caesers, Steak 'n Shake, Shoe Carnival, & Hobby Lobby
- Exposure to over ± 30,000 vehicles per day

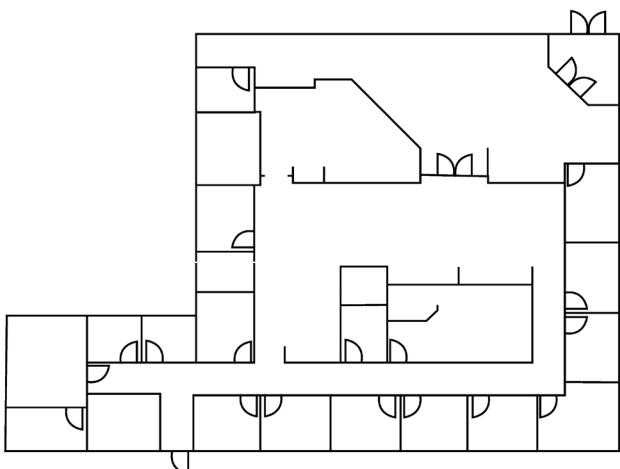
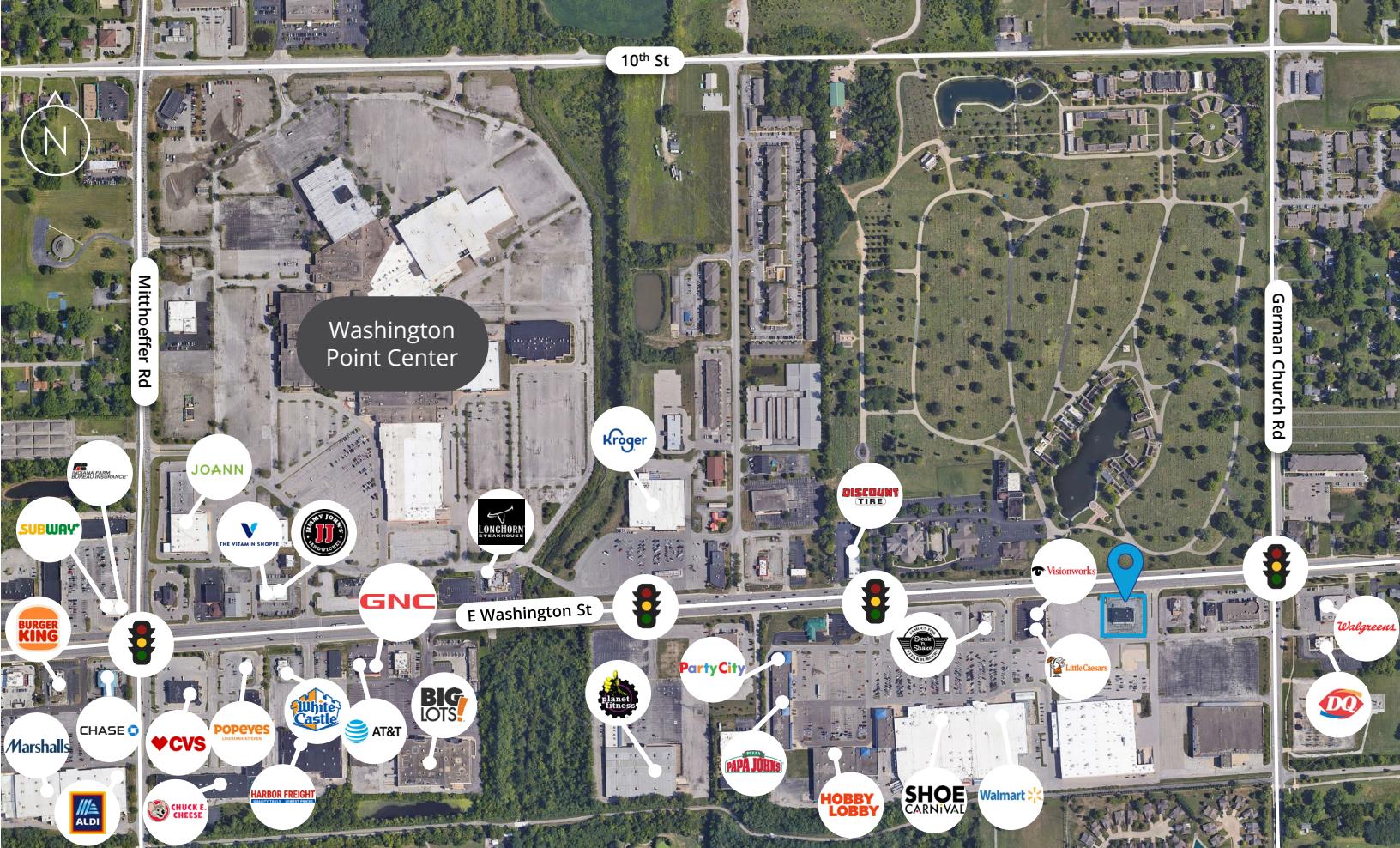


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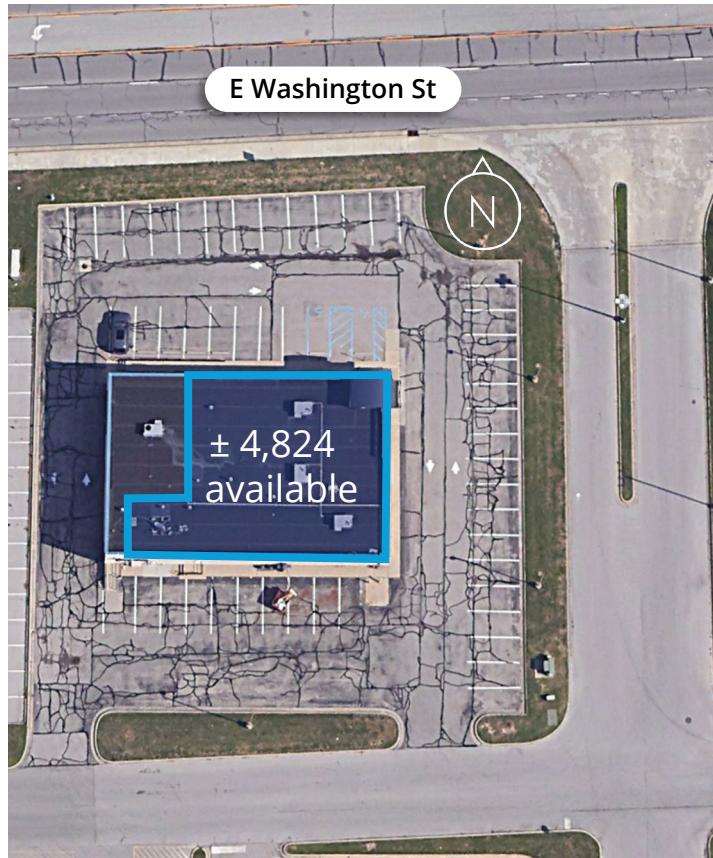
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*Original floorplan has been partially demolished

Demographics

| | 1 Mile | 3 Mile | 5 Mile |
|---------------------------|----------|----------|----------|
| Total Population 2023 | 6,712 | 51,948 | 132,877 |
| Daytime Population | 6,760 | 51,948 | 112,651 |
| Population Projected 2028 | 6,709 | 51,948 | 134,655 |
| Total Households 2023 | 2,458 | 19,667 | 50,181 |
| Households Project 2028 | 2,466 | 19,960 | 51,007 |
| Average Household Income | \$98,725 | \$88,140 | \$77,159 |



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