

9910-9994 E WASHINGTON STREET
INDIANAPOLIS, IN 46229

2,800 SF
Available For Lease

Brokers Protected



LAUNDROMAX
America's Always Clean Laundromat

WASHINGTON CORNER

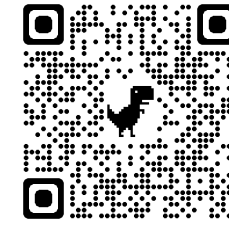
LAUNDROMAX
America's Always Clean Laundromat

Opening in Spring 2025!

AGW
PARTNERS

LOCATION DESCRIPTION

WATCH VIDEO



WASHINGTON CORNER

- Under new ownership first time in 45 years
- Located at “Main & Main” for the east side of Indianapolis
- Directly across from national retailers such as Five Below, Ross Dress for Less, Best Buy, PetSmart, Aldi Marshalls, LA Fitness, and Chick-fil-A
- Daily traffic counts: 32,210 on Washington Street and 11,250 on Mitthoeffer Road
- At a signalized intersection with high visibility and excellent accessibility

SUITE	TENANT	SF
1	Supermercado Guatemalteca	3,500
2	Guadalajara Bar & Grill	4,900
3	Available	1,400
4	US Army	5,600
5	Marathon Health	2,800
6	Available	1,400
7	NA Express Alterations	1,400
8	Vapes N Things	1,400
9	Chicago's Fish & Chicken	1,400
10	Body Balance	1,400
11	Julien Tax & Employment Service	1,400
12	Lease Out	1,400
13	Northland Hearing Centers	1,400
14	Juicy Crab	8,900
15	Caribbean Meat Market	2,800
16	LAUNDROMAX	6,400
17	Art's Skillet	2,800
18	Marabou Lakay Caribbean Restaurant	4,380
19	Subway	1,050
20	GG Phone Repair	1,050
21	Rose Nails	1,400
22	Farm Bureau Insurance	2,450

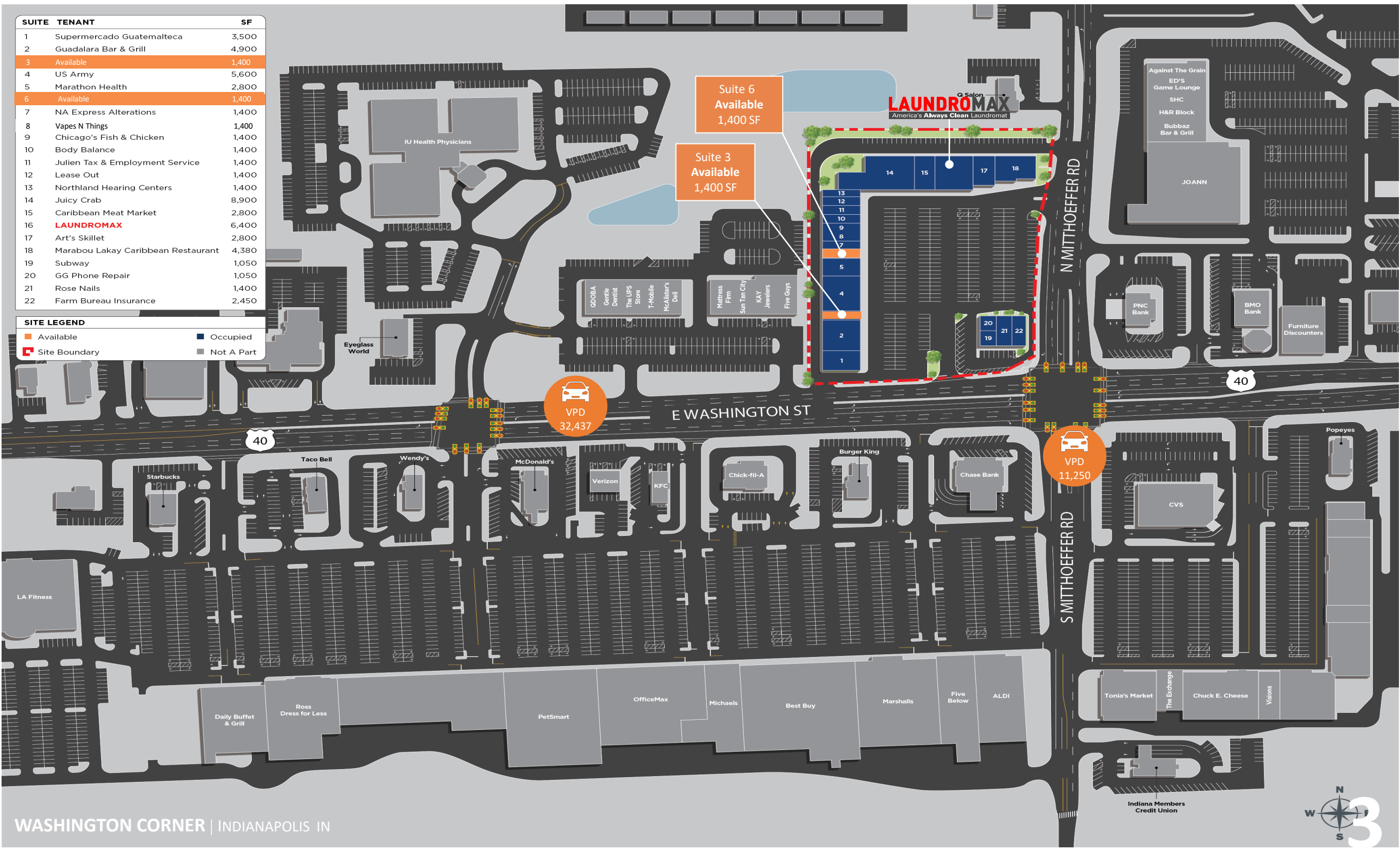
SITE LEGEND

Available

Site Boundary

Occupied

Not A Part



AREA RETAILERS

verizon
Marshall's
Rainbow
five BELOW
BEST BUY
Michael's
Foot Locker
LA FITNESS
ROSS
DRESS FOR LESS
SALLY BEAUTY
Chick-fil-A
OfficeMax
PET SMART
Wendy's
LANE BRYANT
CHASE
Burger King
McDonald's
Starbucks
TACO BELL
ALDI



WASHINGTON CORNER
T-Mobile
QDOBA MEXICAN EATS
FIVE GUYS
ups
SUBWAY
LAUNDROMAX
America's Always Clean Laundromat

PNC
JOANN
SHERWIN-WILLIAMS
THE VITAMIN SHOPPE
TARGET



cricket wireless
ANYTIME FITNESS
AT&T
White Castle
LOUISIANA KITCHEN
POPEYES
CVS pharmacy
Walmart
GNC
HARBOR FREIGHT TOOLS
BIG LOTS
CHUCK E. CHEESE'S
HOBBY LOBBY

PROPERTY PHOTOS



Suite 3
Available
1,400 SF

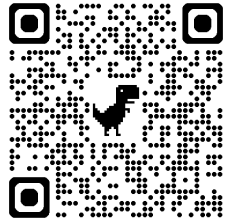
Suite 6
Available
1,400 SF

LAUNDROMAX

America's **Always Clean** Laundromat

NEW 6,400 SF STATE OF THE ART STORE FORMAT

ABOUT



COMING SPRING 2025!

LARGEST LAUNDROMAT OPERATOR IN NORTH AMERICA!

WASHINGTON CORNER | INDIANAPOLIS IN

+ PROJECTED TO BRING 3,000 PATRONS PER WEEK
+ THE AVERAGE PATRON DWELL TIME IS ~1.5 HOURS



PROPERTY PHOTOS

Suite 3
Available
1,400 SF

Suite 6
Available
1,400 SF

PROPERTY PHOTOS





CONTACT US

ALEX BENDER

alex.bender@agwpartners.com

+1 (516) 509-5858

