

# Cherry Tree Plaza

9701-9989 E. Washington St.  
Indianapolis, IN 46229  
Marion County



## key features

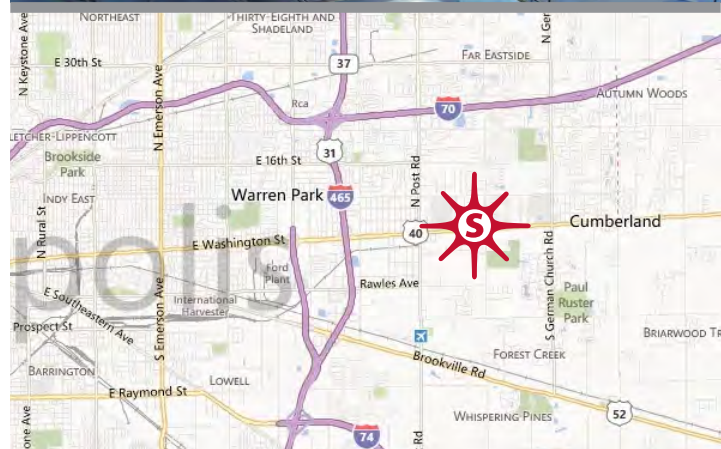
- strongest power center at “retail Main & Main” for the east side of Indianapolis, featuring anchors like the new Ross Dress for Less, Best Buy, PetSmart, OfficeMax, Marshalls, Five Below, and Aldi
- strong national co-tenancy, high occupancy rate, and high retail sales volumes
- inline space and outlots available for lease
- daily traffic counts: 32,921 on Washington Street and 11,193 on Mitthoeffer Road

## demographics

|                       | 1 mile   | 3 miles  | 5 miles  |
|-----------------------|----------|----------|----------|
| population            | 3,985    | 57,128   | 152,262  |
| households            | 1,511    | 22,123   | 58,846   |
| avg. household income | \$94,145 | \$85,482 | \$81,810 |
| daytime population    | 4,452    | 39,326   | 91,839   |

2025 Estimates. Source: Applied Geographic Solutions 5/2025, TIGER Geography

**retail space for lease** 2,000 – 2,148 sf  
**outlots for lease** ±0.65 – 4.1625 ac



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| UNIT | TENANT               | DIMS.         | S.F.   |
|------|----------------------|---------------|--------|
| 9701 | DAILY BUFFET & GRILL | 123 x 152 IRR | 18,750 |
| 9707 | ROSS DRESS FOR LESS  | 135 x 177 IRR | 22,000 |
| 9715 | SKYLINE CHILI        | 20 x 100      | 2,000  |
| 9717 | PRO NAIL             | 15 x 100      | 1,500  |
| 9721 | RAINBOW SHOPS        | 56.5 x 100    | 5,650  |
| 9725 | SALLY BEAUTY         | 19 x 100      | 1,906  |
| 9727 | FOOT LOCKER          | 33.5 x 100    | 3,353  |
| 9731 | AVAILABLE            | 20 x 100      | 2,000  |
| 9733 | LANE BRYANT          | 40 x 100      | 4,000  |
| 9739 | DISC REPLAY          | 20 x 125      | 2,500  |
| 9741 | AMERICA'S BEST       | 30 x 125      | 3,750  |

| UNIT   | TENANT               | DIMS.         | S.F.   |
|--------|----------------------|---------------|--------|
| 9745   | BATH & BODY WORKS    | 30 x 125      | 3,750  |
| 9747   | AVAILABLE            | 18 x 120      | 2,148  |
| 9749A1 | PLAY IT AGAIN SPORTS | 25 x 136 IRR  | 3,605  |
| 9749A2 | AFFORDABLE DENTURES  | 25 x 126 IRR  | 3,145  |
| 9749   | PETSMART             | 124 x 210 IRR | 30,250 |
| 9815   | OFFICEMAX            | 150 x 170     | 25,500 |
| 9835   | MICHAELS             | 117 x 172 IRR | 20,000 |
| 9977   | BEST BUY             | 213 x 226 IRR | 45,590 |
| 9981   | MARSHALLS            | 149 x 202 IRR | 31,705 |
| 9985   | FIVE BELOW           | 49 x 129 IRR  | 8,122  |
| 9989   | ALDI                 | 112 x 202 IRR | 22,462 |

## outlots

| UNIT | TENANT               | DIMS.   | S.F.  |
|------|----------------------|---------|-------|
| 9875 | VERIZON              | 55 x 50 | 2,750 |
| 9961 | CHICK-FIL-A          |         | 4,978 |
| ATM  | FIRST MERCHANTS BANK |         |       |

## future development

| UNIT | TENANT             | SIZE          |
|------|--------------------|---------------|
| 9515 | OUTLOT             | ±0.78-1.37 AC |
|      | FUTURE DEVELOPMENT | ±4.1625 AC    |

