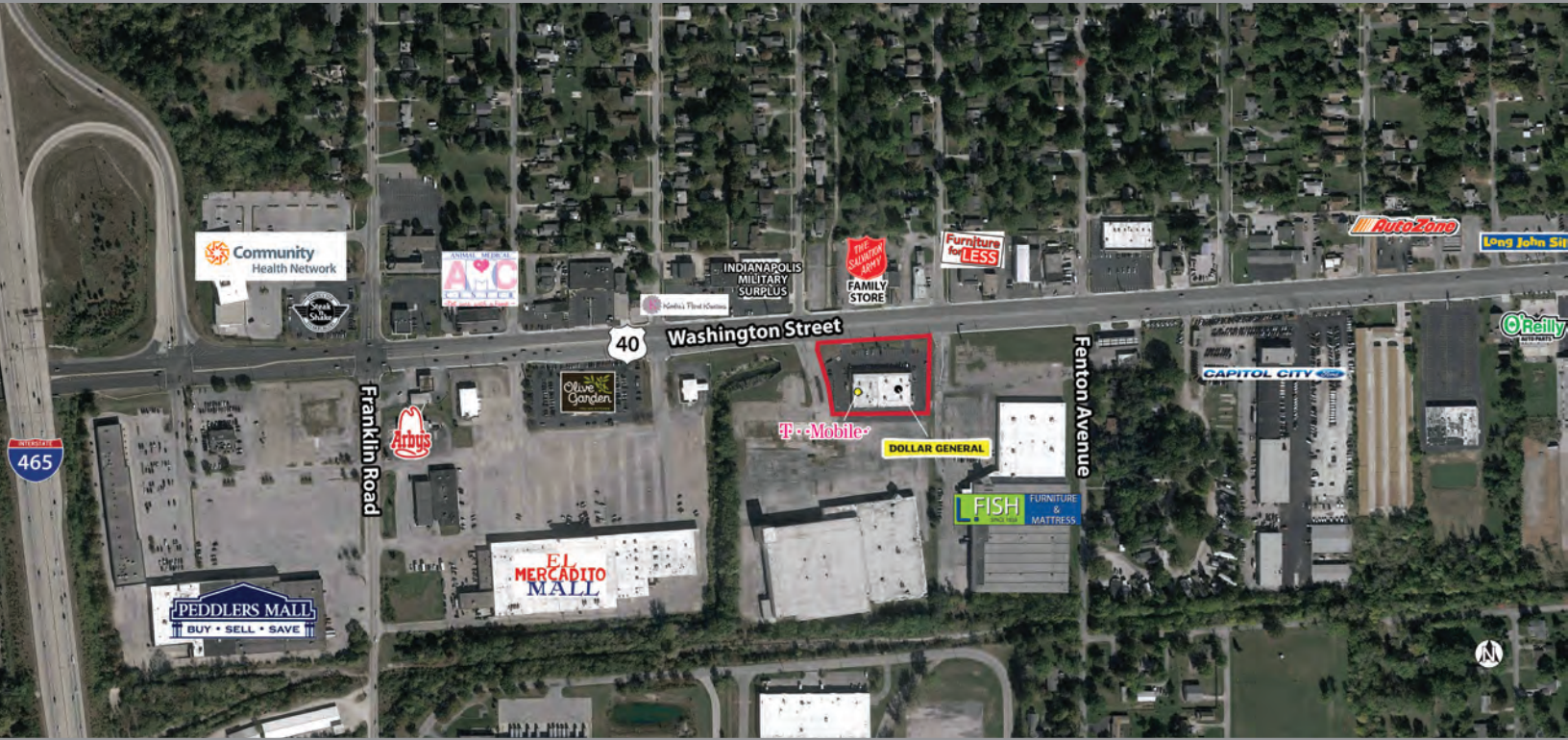


Dori Plaza

8311-8323 E. Washington St.
Indianapolis, IN 46219
Marion County



key features

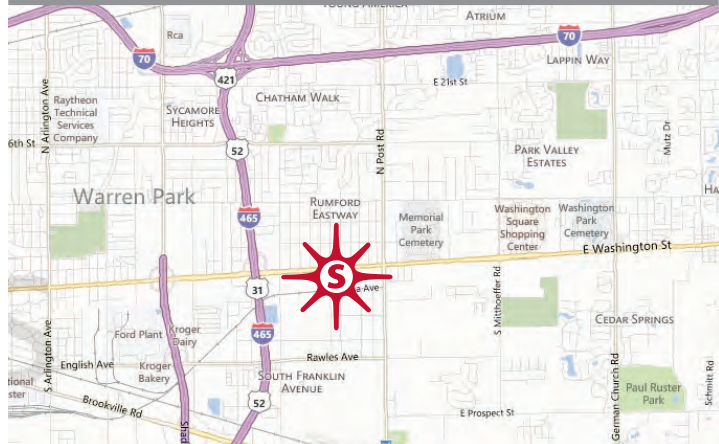
- east I-465 interchange with excellent visibility and access on the main eastside retail corridor of Indianapolis
- co-tenancy includes Dollar General and T-Mobile
- updated façade
- only one unit available
- daily traffic count: 33,775 on Washington Street/U.S. 40

demographics

	1 mile	3 miles	5 miles
population	5,499	60,236	189,110
households	2,277	24,567	74,372
avg. household income	\$77,844	\$79,411	\$73,813
daytime population	4,007	45,970	116,384

2023 Estimates. Source: Applied Geographic Solutions 4/2023, TIGER Geography

retail space for lease 1,966-2,420 sf



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UNIT	TENANT	DIMS.	S.F.
8311	T-MOBILE	28 x 110	3,080
8313	AVAILABLE	22 x 110	2,420
8315A	TACOS A LA DIABLA	16.8 x 110	1,848
8315B	ART NAILS	15 x 110	1,650
8317	AVAILABLE	26.5 x 74	1,966
8323	DOLLAR GENERAL	83 x 110 IRR	10,051

