

East 40 Plaza

8504-8524 E. Washington St.
Indianapolis, IN 46219
Marion County



key features

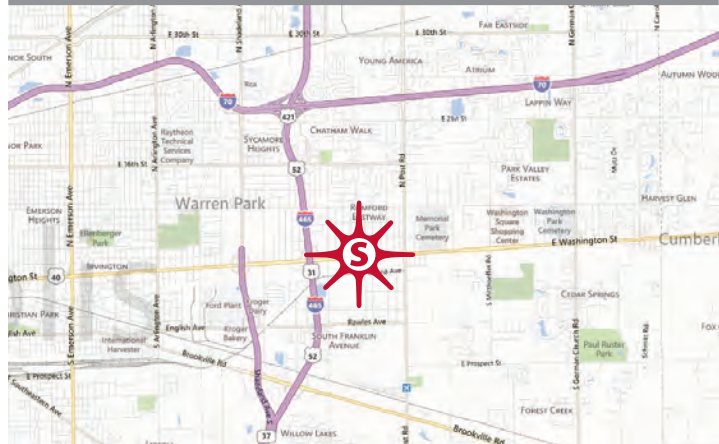
- east I-465 interchange with excellent visibility and access on the main eastside retail corridor of Indianapolis
- co-tenancy includes A-1 Cash Advance, Yen Ching Restaurant, Fred Loya Insurance, and T-Mobile
- pylon signage on Washington Street
- newly painted façade
- daily traffic count: 33,775 on Washington Street (U.S. 40)

demographics

	1 mile	3 miles	5 miles
population	5,051	60,311	184,882
households	2,083	24,554	72,699
avg. household income	\$83,707	\$80,263	\$74,271
daytime population	3,857	45,685	113,894

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

retail space for lease 3,482 sf



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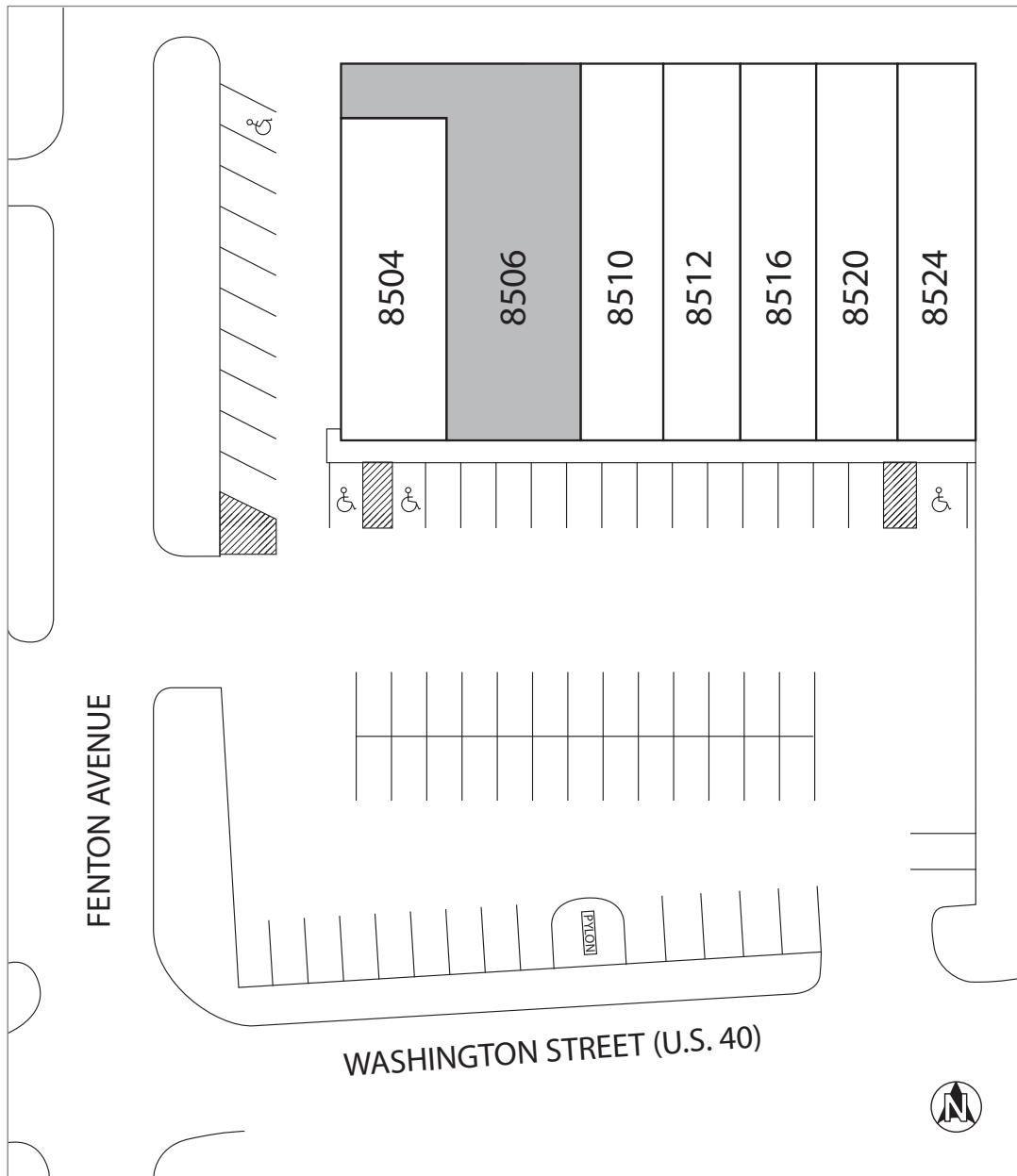
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UNIT	TENANT	DIMS.	S.F.
8504	A-1 CASH ADVANCE	27 x 70.5	2,150
8506	AVAILABLE	35 x 91 IRR	3,482
8510	MI RANCHO CATRACHO	20 x 91	1,820
8512	YEN CHING RESTAURANT	20 x 91	1,820
8516	FRED LOYA INSURANCE	20 x 91	1,820
8520	U SPA	20 x 91	1,820
8524	T-MOBILE	20 x 91	1,820



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