

East 40 Plaza

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



key features

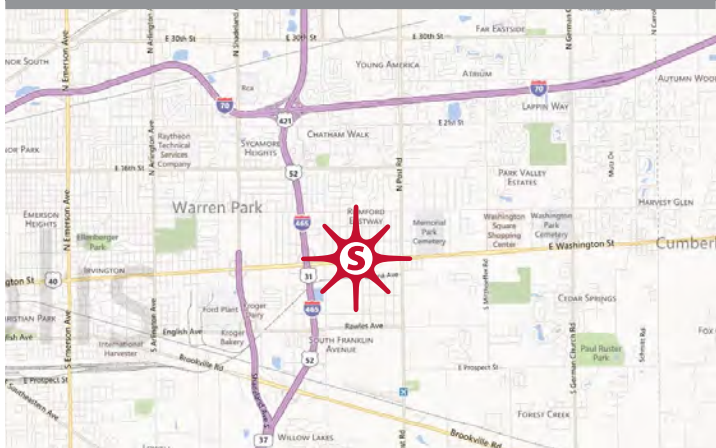
- east I-465 interchange with excellent visibility and access on the main eastside retail corridor of Indianapolis
- co-tenancy includes A-1 Cash Advance, Fred Loya Insurance, and Metro by T-Mobile
- pylon signage on Washington Street
- daily traffic count: 35,150 on Washington Street (U.S. 40)

demographics

	1 mile	3 miles	5 miles
population	4,706	57,481	174,763
households	1,871	23,005	69,074
avg. household income	\$94,124	\$88,204	\$80,107
daytime population	4,838	45,436	108,594

2024 Estimates. Source: Applied Geographic Solutions 5/2024, TIGER Geography

retail space for lease 3,482 sf



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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	TAX AND IMMIGRATION PRO SERVICES	20 x 91	1,820
8512	MI RANCHO CATRACHO	20 x 91	1,820
8516	FRED LOYA INSURANCE	20 x 91	1,820
8520	U SPA	20 x 91	1,820
8524	METRO BY T-MOBILE	20 x 91	1,820

