

# East 40 Plaza

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



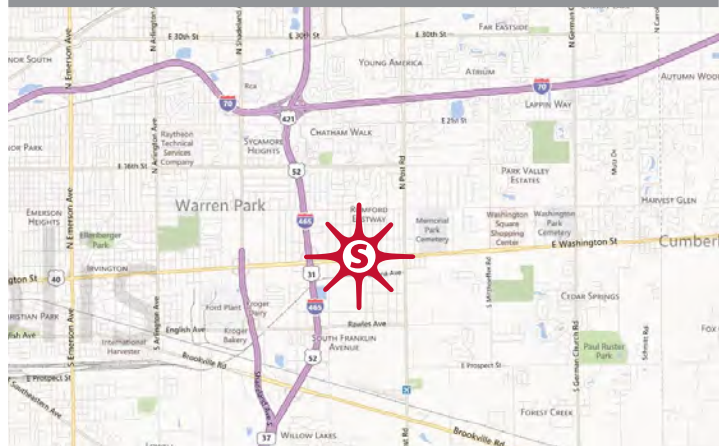
## key features

- 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: 35,220 on Washington Street (U.S. 40)

## demographics

	1 mile	3 miles	5 miles
population	5,278	60,774	190,173
households	2,084	24,457	74,228
avg. household income	\$89,777	\$80,614	\$74,082
daytime population	3,935	46,729	118,083

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



**retail space for lease**      3,482 sf

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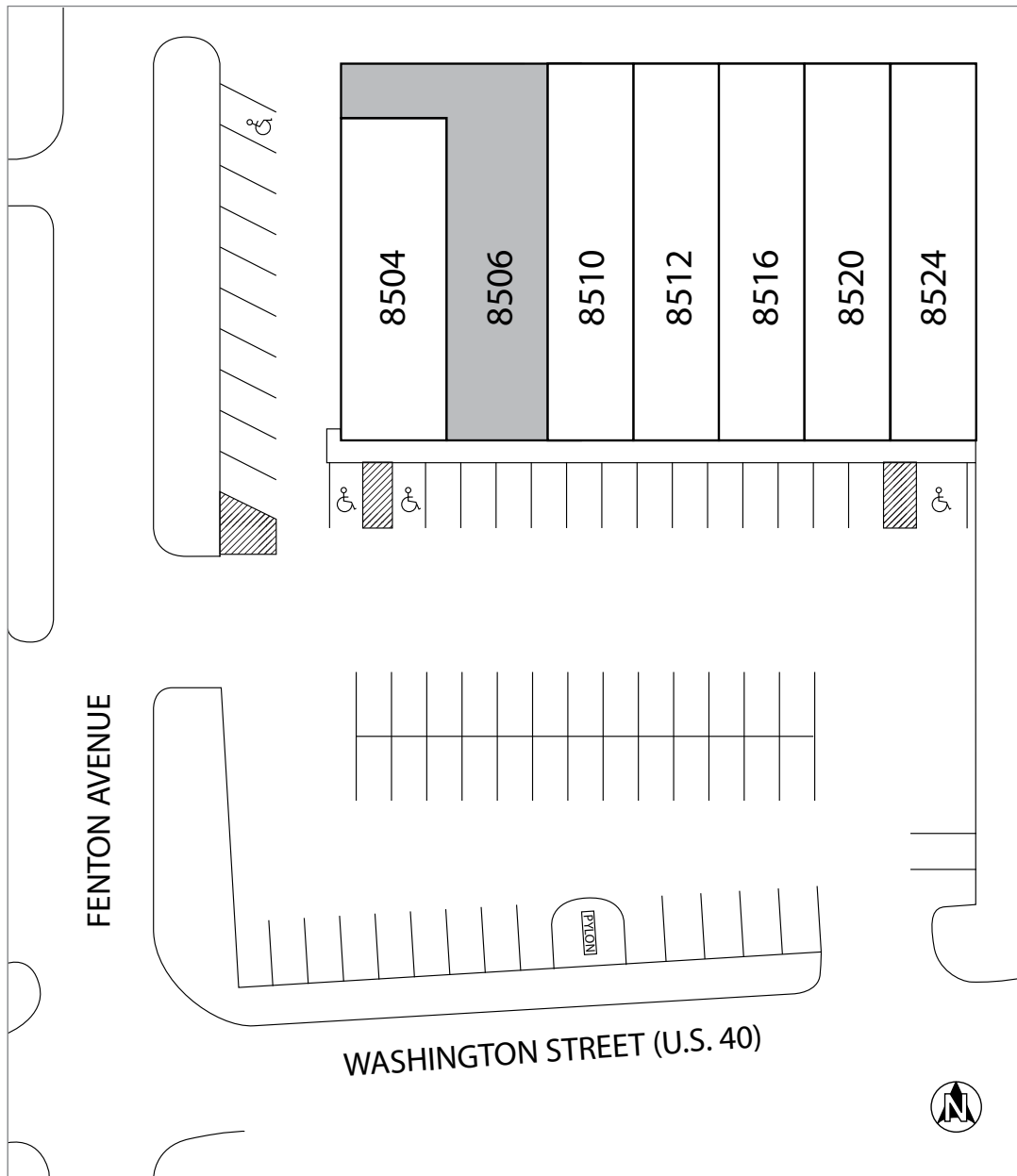
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UNIT	TENANT	DIMS.	S.F.
8504	A-1 CASH ADVANCE	27 x 70.5	2,150
8506	AVAILABLE	35 x 91 IRR	3,482
8510	TAX AND IMMIGRATION PRO SERVICES	20 x 91	1,820
8512	MI RANCHO CATRACHO	20 x 91	1,820
8516	FRED LOYA INSURANCE	20 x 91	1,820
8520	U SPA	20 x 91	1,820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



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