

East 40 Plaza

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



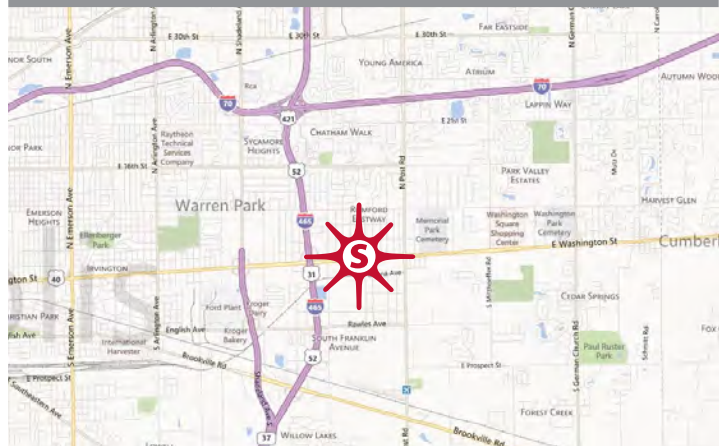
key features

- 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 1,820-3,482 sf

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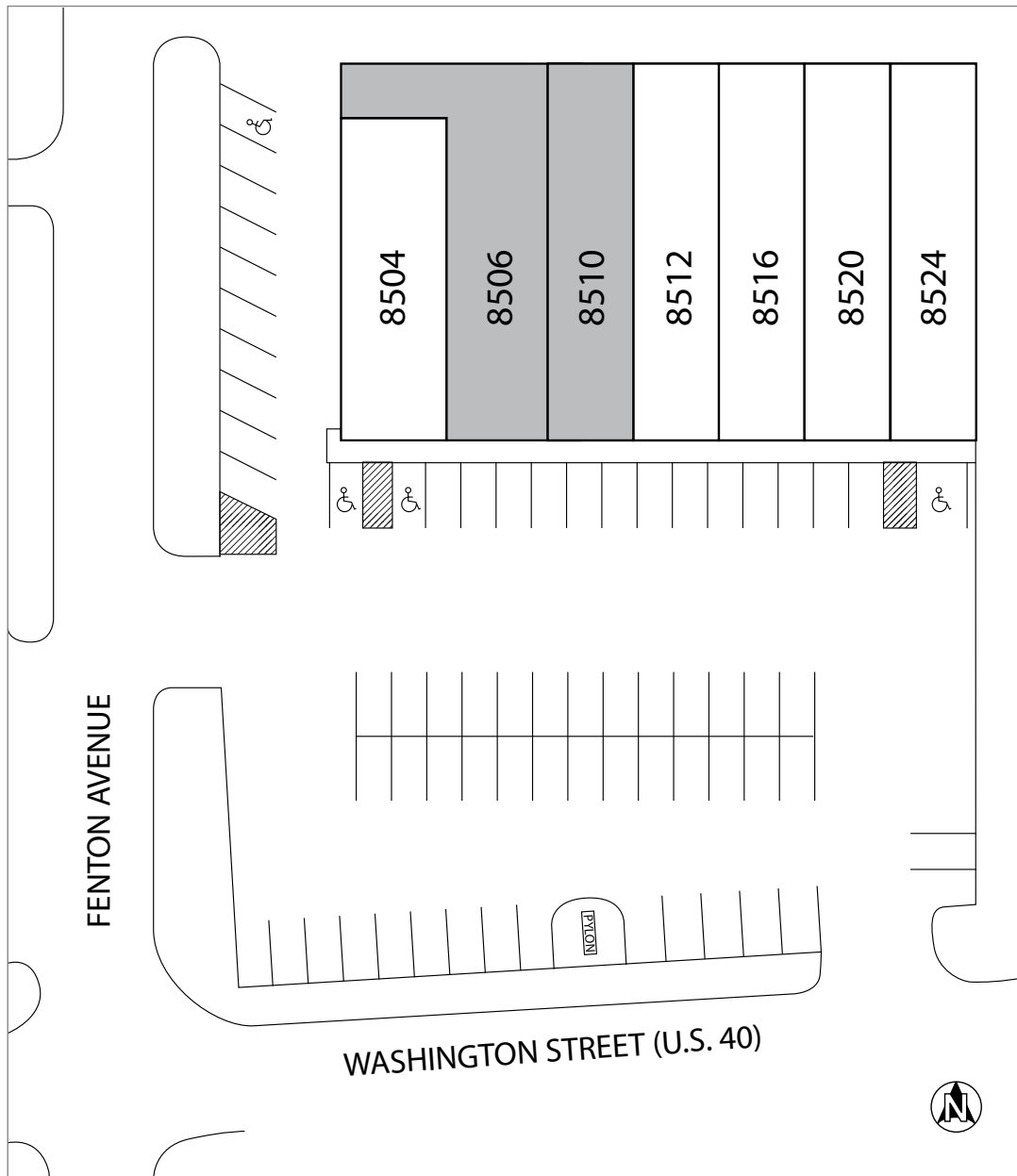
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| UNIT | TENANT | DIMS. | S.F. |
|------|---------------------|-------------|-------|
| 8504 | A-1 CASH ADVANCE | 27 x 70.5 | 2,150 |
| 8506 | AVAILABLE | 35 x 91 IRR | 3,482 |
| 8510 | AVAILABLE | 20 x 91 | 1,820 |
| 8512 | MI RANCHO CATRACHO | 20 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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