

West 40 Plaza

2101 W. Washington St.
Indianapolis, IN 46222
Marion County



key features

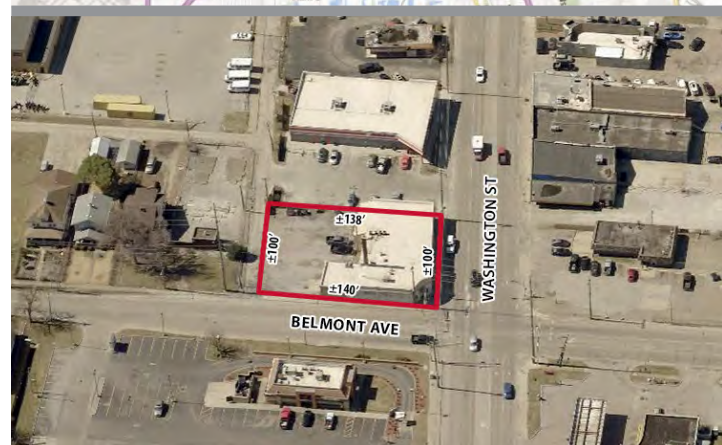
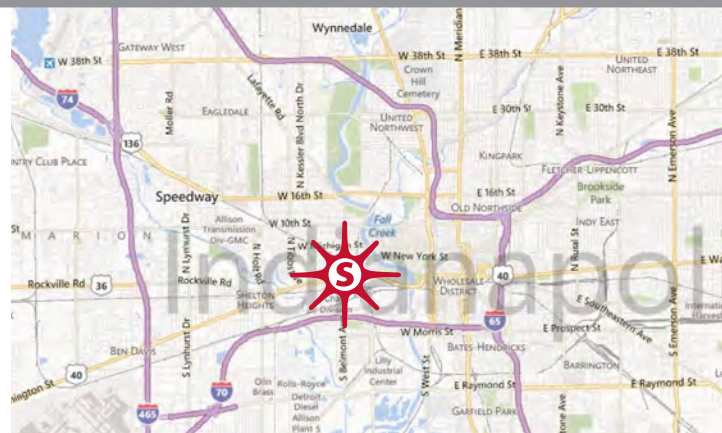
- well-positioned lot available for redevelopment on hard corner of busy West Washington Street
- zoned C4
- all utilities to site
- minutes from Downtown Indianapolis
- daily traffic count: 13,556 on Washington Street

demographics

	1 mile	3 miles	5 miles
population	13,185	84,813	257,049
households	4,814	37,923	107,402
avg. household income	\$71,802	\$88,563	\$83,227
daytime population	9,397	147,510	262,509

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

ground lease ±0.32 ac



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