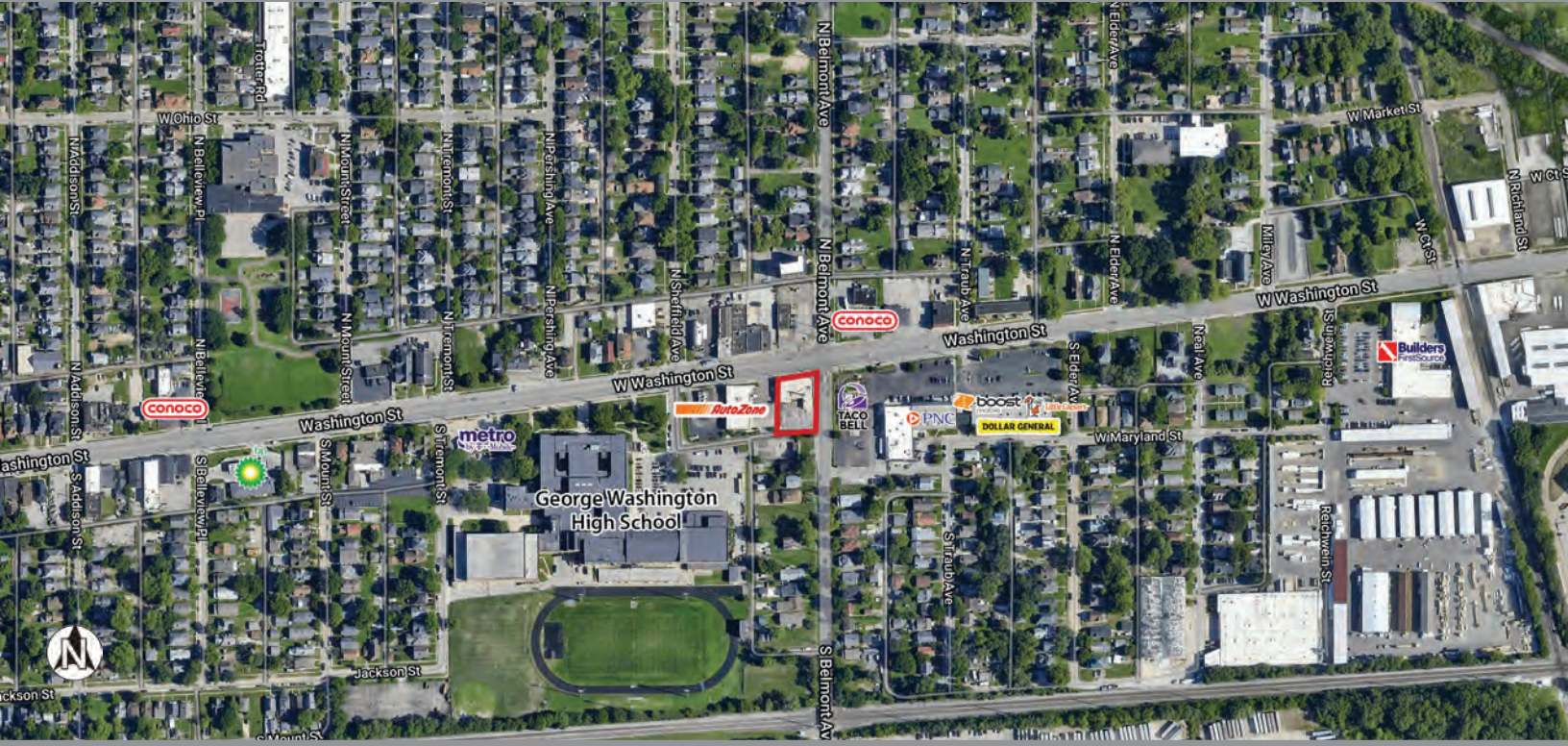


# West 40 Plaza

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



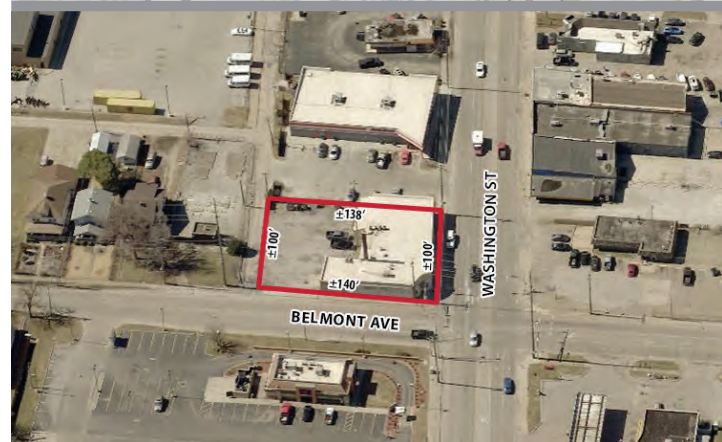
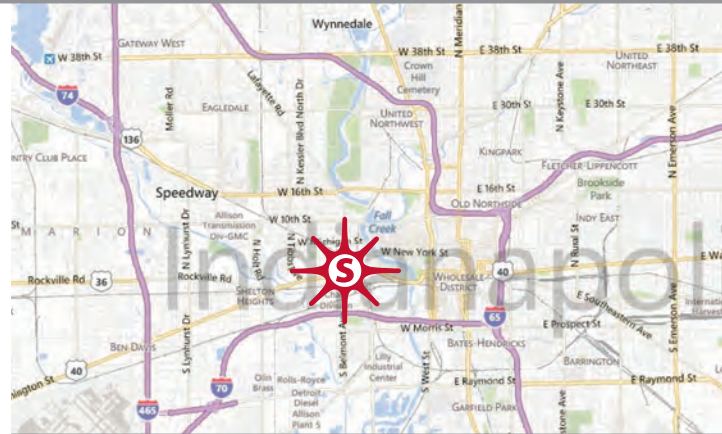
## key features

- 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: 14,544 on Washington Street

## demographics

	1 mile	3 miles	5 miles
population	12,743	79,425	243,655
households	4,291	34,548	100,256
avg. household income	\$59,190	\$77,696	\$74,500
daytime population	8,793	147,211	260,230

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



ground lease ±0.32 ac

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