

RETAIL PROPERTY FOR LEASE

922 East Washington Street

Indianapolis, IN 46202

COOMBES REAL ESTATE



PROPERTY DESCRIPTION

Freestanding retail opportunity along East Washington Street offering a flexible interior layout, storefront visibility and convenient customer access. The space is well suited for a variety of retail or service users.

PROPERTY HIGHLIGHTS

- 1,340 SF Freestanding Retail Building
- Flexible Retail / Service Layout
- Storefront Windows & Natural Light
- Dedicated Storage Area
- On-Site Parking
- E Washington Street Visibility
- Immediate Access to I-70
- Near Downtown Indianapolis

OFFERING SUMMARY

Lease Rate:	\$22 SF/yr (MG)
Available SF:	1,340 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	407	1,946	9,361
Total Population	931	4,921	18,657
Average HH Income	\$124,206	\$128,674	\$114,500

Robert Coombes

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Map
data
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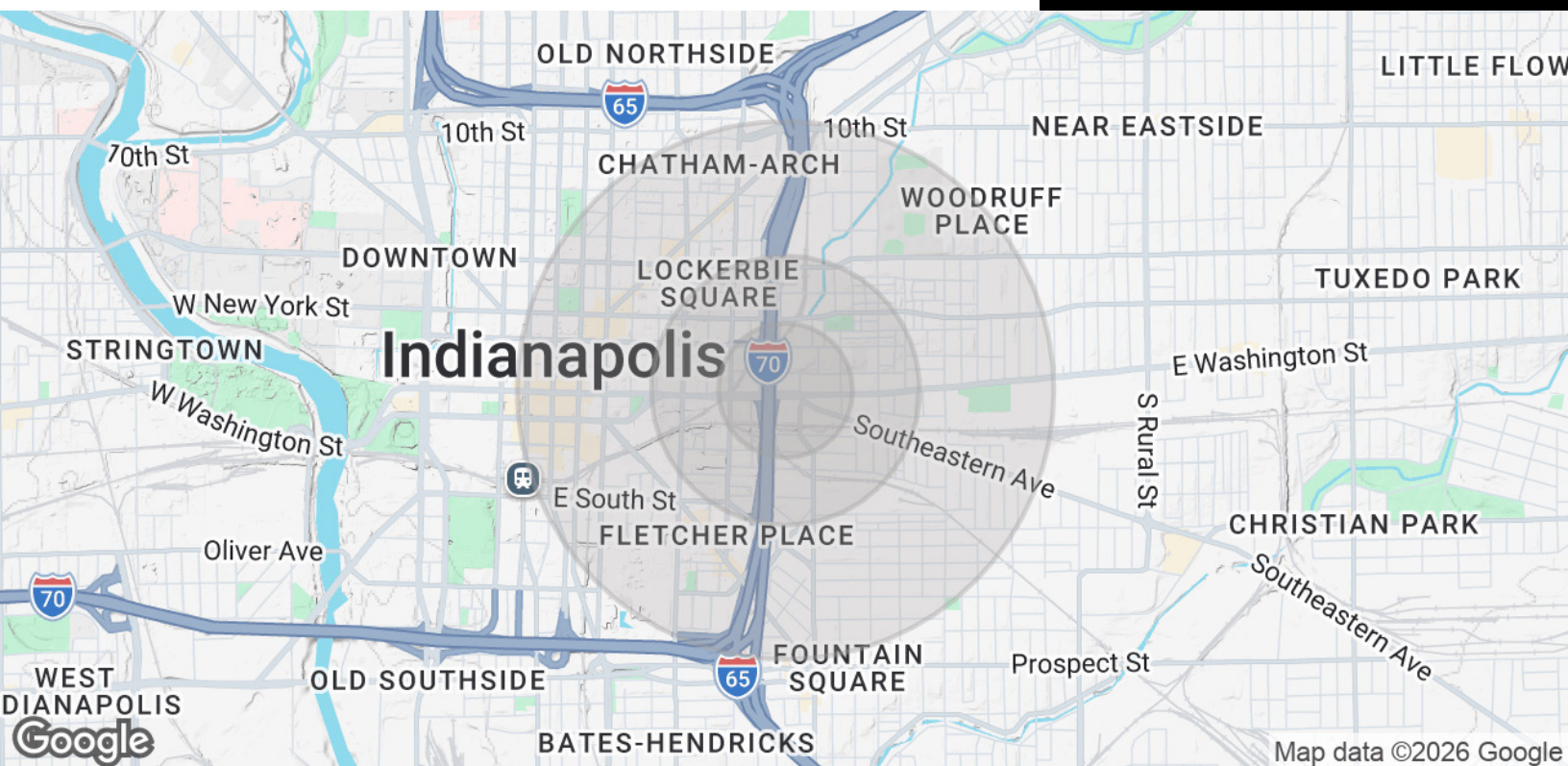
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	931	4,921	18,657
Average Age	36.4	35.0	34.2
Average Age (Male)	37.3	35.8	35.5
Average Age (Female)	34.4	33.5	33.1
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	407	1,946	9,361
# of Persons per HH	2.3	2.5	2.0
Average HH Income	\$124,206	\$128,674	\$114,500
Average House Value	\$391,806	\$380,643	\$331,981

2023 American Community Survey (ACS)

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