

RETAIL SPACE FOR LEASE

# WASHINGTON PLACE

10101 E. Washington Street, Indianapolis, IN 46229



TC Bartoszek  
tc@lee-associates.com  
C 513.535.0563

Scot Courtney  
scourtney@lee-associates.com  
C 317.513.8079

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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**AVAILABLE:** 30,428 SF

**PRICING:** \$11 PSF + NNN (\$3.00)

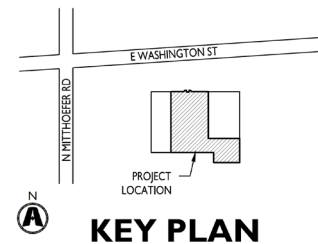
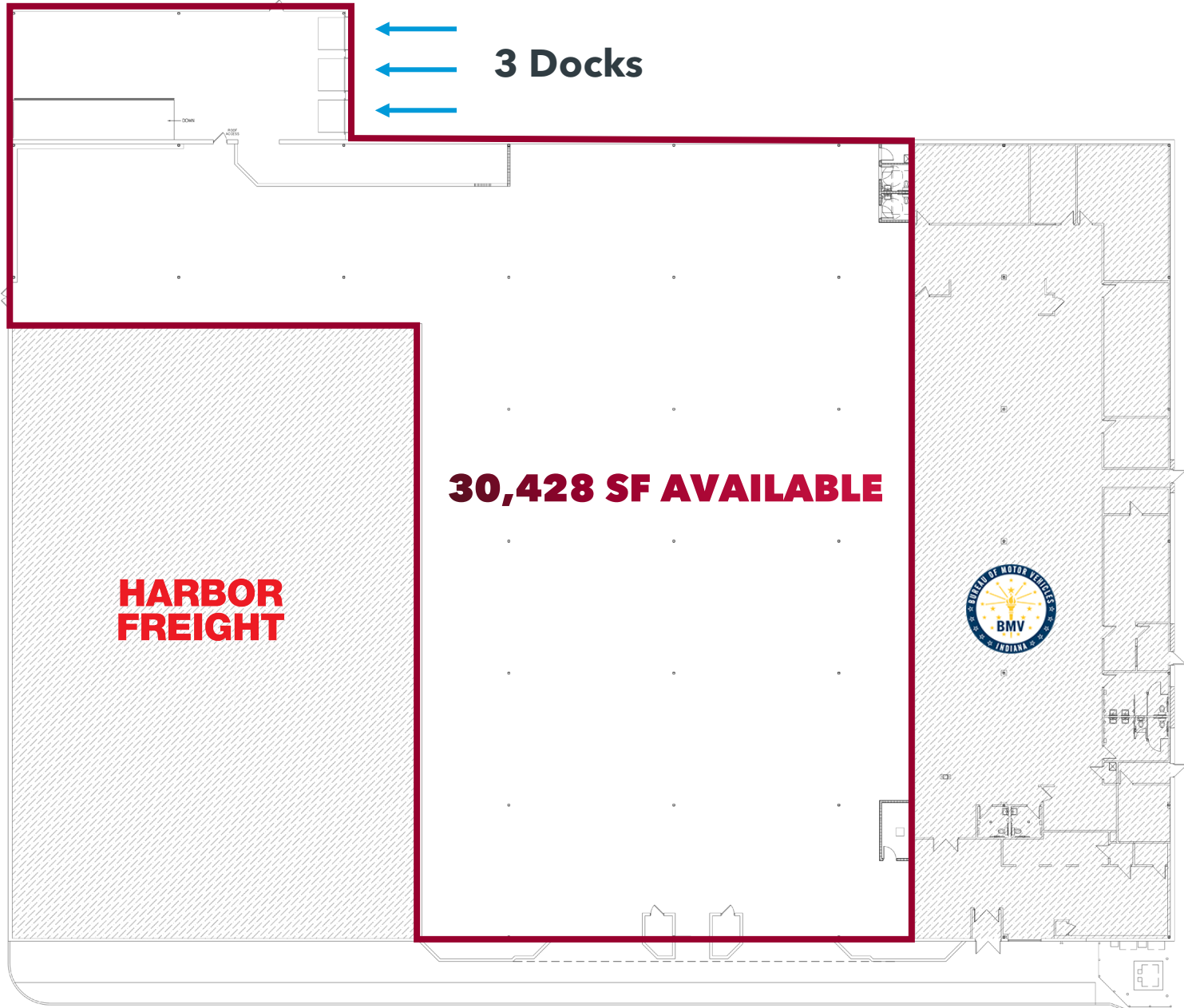
## PROPERTY HIGHLIGHTS:

- Prime location along East Washington Street
- Excellent visibility and signage opportunity on a major retail corridor
- Strong co-tenancy mix of national and government tenants
- Dense residential population and established commercial trade area

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**LOWE'S**

**OUTBACK STEAKHOUSE**

**ROCKY BARREL**

**THE HOME DEPOT**

70,123 (23) VPD

WARREN CENTRAL HIGH SCHOOLS  
3,414 Students

**WASHINGTON SQUARE**  
target LONGHORN SHERWIN WILLIAMS  
amc JJ

**McALISTER'S DELI FIVE GUYS**  
MATTRESS FIRM Qdoba MEXICAN GRILL

33,689 (23) VPD

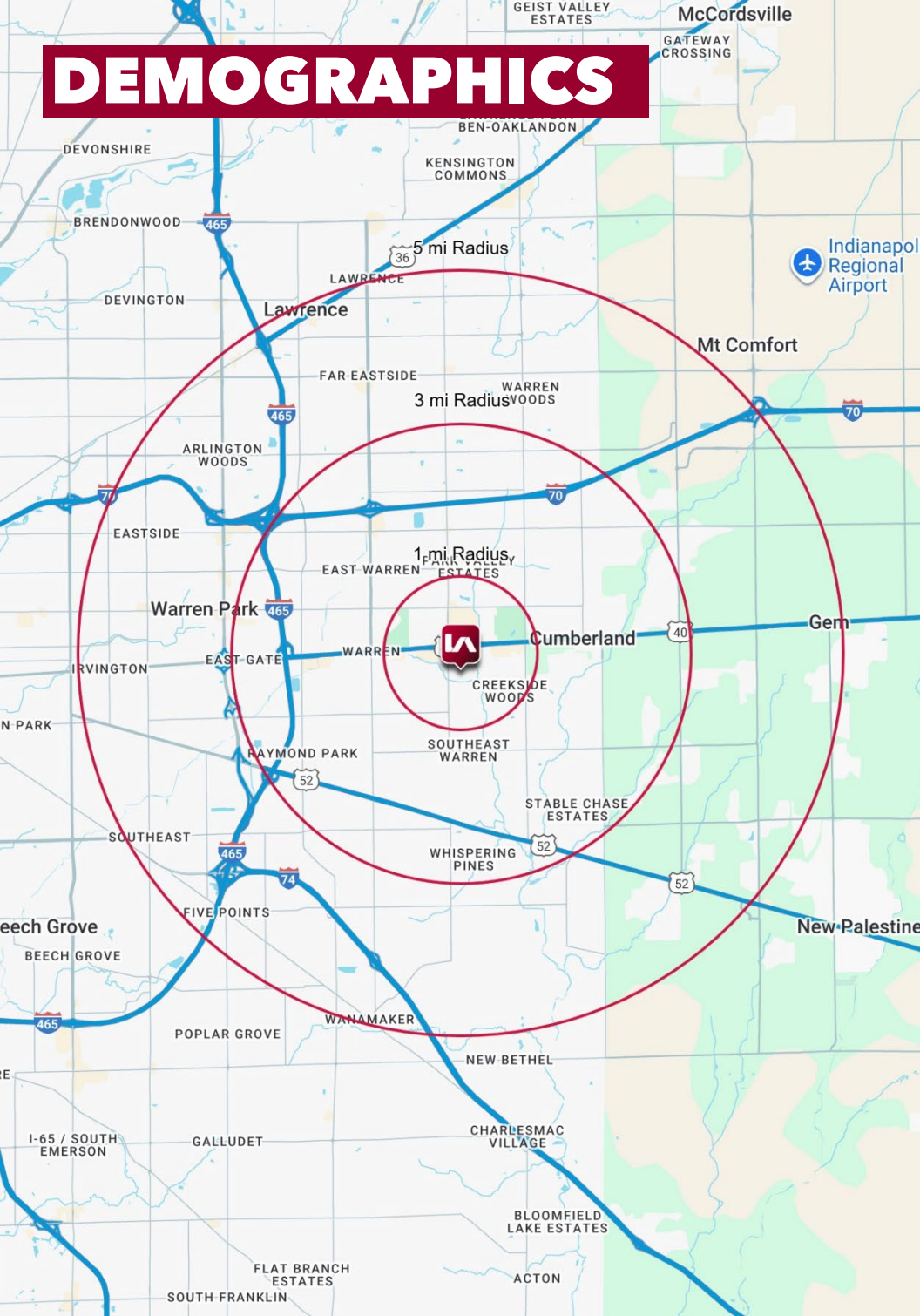
**PLATOS COSMET DOLLAR TREE**

**HARBOR FREIGHT**  
BMV CONNECT  
DRIVEN BY YOU

**BEST BUY** Marshalls **PETSMART**  
Michael's Office Max  
Bath & Body Works **FIVE BELOW** **ROSS**  
Starbucks ALDI Skyline CHIEF Chick-fil-  
BURGER KING TACO BELL KFC MCDONALD'S

**HOBBY LOBBY Walmart**  
Steak 'n Shake SHOE CARNIVAL CITITRENDS  
Arbys DONATOS DUNKIN'  
NOTHING BUTT CAKES SportClips HAIRCUTS

# DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
<b>POPULATION</b>			
2025 Estimated Population	4,499	55,574	143,644
2030 Projected Population	4,393	54,132	140,580
2020 Census Population	4,490	55,242	140,824
2010 Census Population	4,308	51,417	128,969
Projected Annual Growth 2025 to 2030	-0.5%	-0.5%	-0.4%
Historical Annual Growth 2010 to 2025	0.3%	0.5%	0.8%
<b>HOUSEHOLDS</b>			
2025 Estimated Households	1,665	21,555	55,063
2030 Projected Households	1,636	21,063	53,955
2020 Census Households	1,603	21,448	54,026
2010 Census Households	1,576	19,868	49,574
Projected Annual Growth 2025 to 2030	-0.3%	-0.5%	-0.4%
Historical Annual Growth 2010 to 2025	0.4%	0.6%	0.7%
<b>AGE</b>			
2025 Est. Population Under 10 Years	14.6%	13.9%	14.8%
2025 Est. Population 10 to 19 Years	15.6%	15.3%	15.4%
2025 Est. Population 20 to 29 Years	11.4%	12.3%	12.6%
2025 Est. Population 30 to 44 Years	18.8%	19.9%	21.5%
2025 Est. Population 45 to 59 Years	18.8%	17.9%	17.3%
2025 Est. Population 60 to 74 Years	15.4%	15.0%	13.6%
2025 Est. Population 75 Years or Over	5.4%	5.7%	4.7%
2025 Est. Median Age	35.9	35.8	34.4
<b>MARITAL STATUS &amp; GENDER</b>			
2025 Est. Male Population	47.8%	47.9%	48.3%
2025 Est. Female Population	52.2%	52.1%	51.7%
2025 Est. Never Married	35.0%	37.2%	40.5%
2025 Est. Now Married	44.2%	41.9%	37.8%
2025 Est. Separated or Divorced	17.6%	16.3%	16.9%
2025 Est. Widowed	3.2%	4.7%	4.8%
<b>INCOME</b>			
2025 Est. HH Income \$200,000 or More	7.8%	4.3%	4.6%
2025 Est. HH Income \$150,000 to \$199,999	5.2%	6.9%	6.0%
2025 Est. HH Income \$100,000 to \$149,999	16.3%	17.0%	16.2%
2025 Est. HH Income \$75,000 to \$99,999	16.7%	13.5%	11.8%
2025 Est. HH Income \$50,000 to \$74,999	19.0%	20.6%	19.4%
2025 Est. HH Income \$35,000 to \$49,999	4.3%	13.0%	13.0%
2025 Est. HH Income \$25,000 to \$34,999	20.6%	9.6%	9.5%
2025 Est. HH Income \$15,000 to \$24,999	6.3%	6.5%	8.7%
2025 Est. HH Income Under \$15,000	3.8%	8.7%	10.6%
2025 Est. Average Household Income	\$95,258	\$87,197	\$82,364
2025 Est. Median Household Income	\$71,477	\$67,537	\$64,399
2025 Est. Per Capita Income	\$35,248	\$33,878	\$31,632
2025 Est. Total Businesses	492	2,350	5,917
2025 Est. Total Employees	3,751	18,730	47,725