

# 9910-9994 E WASHINGTON STREET

## INDIANAPOLIS, IN 46229

# WASHINGTON CORNER

**JOIN LAUNDROMAX**  
America's Always Clean Laundromat

**AGW**  
PARTNERS

# LOCATION DESCRIPTION

## WATCH VIDEO

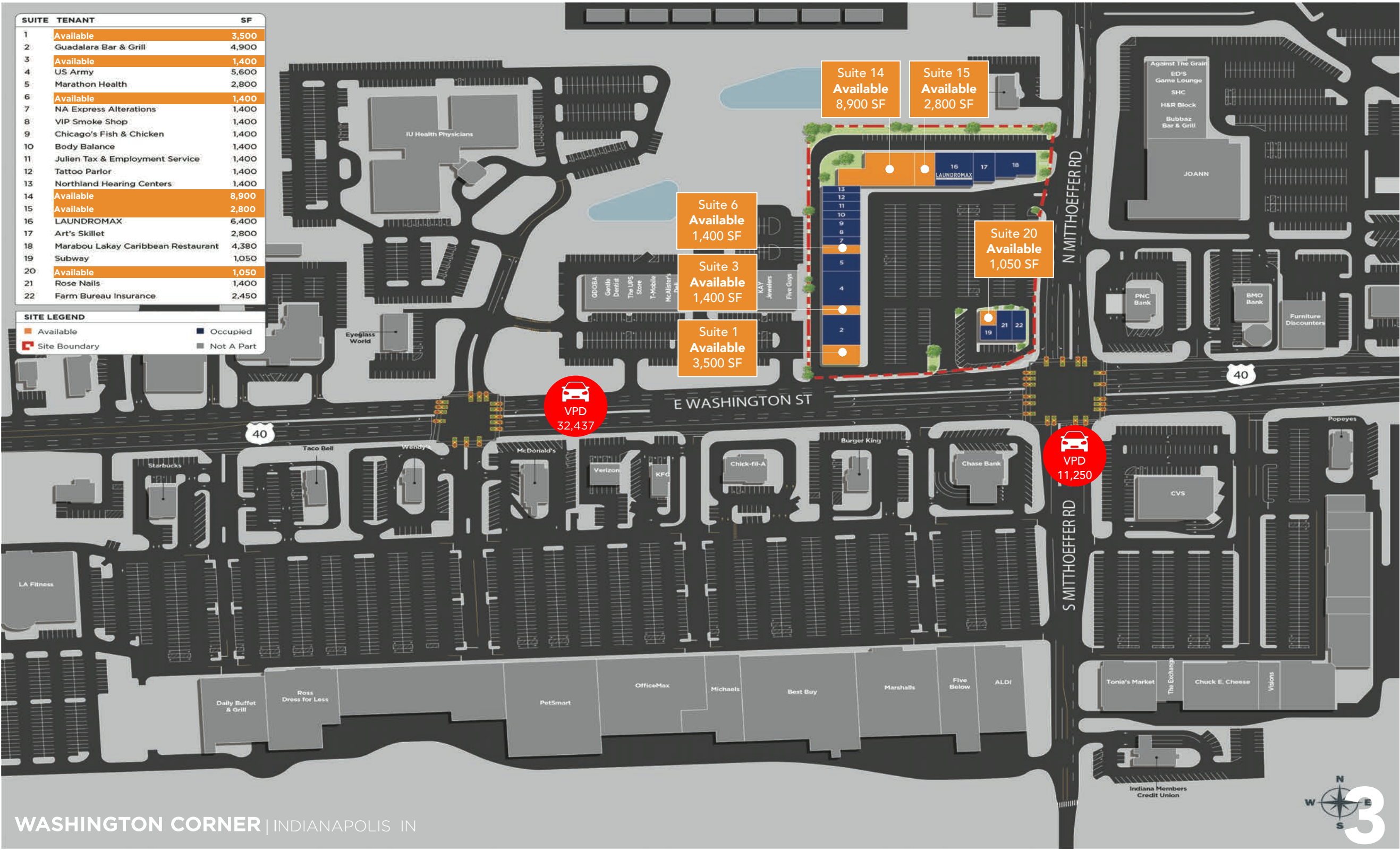


## WASHINGTON CORNER

- Under new ownership first time in 45 years
- Located at “Main & Main” for the east side of Indianapolis
- Directly across from national retailers such as Five Below, Ross Dress for Less, Best Buy, PetSmart, Aldi Marshalls, LA Fitness, and Chick-fil-A
- Daily traffic counts: 32,210 on Washington Street and 11,250 on Mitthoeffer Road
- At a signalized intersection with high visibility and excellent accessibility

SUITE	TENANT	SF
1	Available	3,500
2	Guadalara Bar & Grill	4,900
3	Available	1,400
4	US Army	5,600
5	Marathon Health	2,800
6	Available	1,400
7	NA Express Alterations	1,400
8	VIP Smoke Shop	1,400
9	Chicago's Fish & Chicken	1,400
10	Body Balance	1,400
11	Julien Tax & Employment Service	1,400
12	Tattoo Parlor	1,400
13	Northland Hearing Centers	1,400
14	Available	8,900
15	Available	2,800
16	LAUNDROMAX	6,400
17	Art's Skillet	2,800
18	Marabou Lakay Caribbean Restaurant	4,380
19	Subway	1,050
20	Available	1,050
21	Rose Nails	1,400
22	Farm Bureau Insurance	2,450

SITE LEGEND	
	Available
	Occupied
	Site Boundary
	Not A Part



# AREA RETAILERS

verizon  
Rainbow  
Marshalls  
five BELOW  
Burger King  
McDonald's  
Michaels  
BEST BUY  
KFC  
STARBUCKS COFFEE  
TACO BELL  
ALDI  
Foot Locker  
LA FITNESS  
PET SMART  
OfficeMax  
Wendy's  
Chick-fil-A  
LANE BRYANT  
CHASE

WASHINGTON CORNER  
QDOBA MEXICAN EATS  
FIVE GUYS  
ups  
SUBWAY  
LAUNDROMAX  
America's Always Clean Laundromat

Ψ  
HEALTH

PNC JOANN  
SHERWIN-WILLIAMS  
TARGET  
the Vitamin Shoppe

VPD  
34,210

cricket wireless  
ANYTIME FITNESS  
AT&T  
White Castle  
LOUISIANA LOBSTER  
CVS pharmacy  
Walmart  
HARBOR FREIGHT TOOLS  
POPEYE'S  
BIG LOTS!  
HOBBY LOBBY

# PROPERTY PHOTOS



Suite 1  
Available  
3,500 SF

Suite 3  
Available  
1,400 SF

Suite 6  
Available  
1,400 SF

Suite 14  
Available  
8,900 SF

Suite 15  
Available  
2,800 SF

Suite 20  
Available  
1,050 SF

**LAUNDROMAX**  
America's **Always Clean** Laundromat

PROJECTED TO BRING 3,000 PATRONS PER WEEK  
AVERAGE PATRON DWELL TIME IS ~1.5 HOURS

**LARGEST LAUNDROMAT OPERATOR IN NORTH AMERICA!**

**ABOUT**



*Laundromax Your Laundry. Our Passion.*

Customer Service  
Wash & Fold Drop Off Service

Payment Center  
Centro de Pagos

WASHINGTON CORNER | INDIANAPOLIS IN

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# PROPERTY PHOTOS





## CONTACT US

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