



RETAIL SPACE FOR LEASE

Sherman Commons

3737 E Washington Street, Indianapolis, IN 46201

CREIGHTON SHOOK

Principal

O: 317.249.9000 | C: 317.605.3723

cshook@shookrg.com

CHRISTEN DITTMER

Commercial Broker

O: 317.249.9000 | C: 317.460.1535

cdittmer@shookrg.com

The Space

PROPERTY NAME	Sherman Commons Shopping Center
LOCATION	3737 E Washington Street, Indianapolis, IN 46201
COUNTY	Marion County, IN
AVAILABLE SF	40,750 SF
TOTAL BUILDING SF	56,750 SF
RENT / SF (ANNUAL)	\$7.50 - \$10.00 / SF / Year
LEASE TYPE	NNN
PARKING:	399 Spaces Total - 5.1 / 1,000 SF
LOT SIZE	9.13 Acres
YEAR BUILT / RENOVATED	1979 / 2011
ZONING	Commercial C-4

PROPERTY HIGHLIGHTS

- **Grocery-Anchored Neighborhood Center** - Save-A-Lot anchored with a proven daily-needs tenant mix including QSR, wireless, and multicultural dining - driving consistent repeat traffic from the surrounding 13,000+ household trade area.
- **High-Density, Value-Oriented Demographics** - The 46201 zip code delivers 30,000+ residents at 5,400+ people per square mile, with a median age of 34, median household income of \$49,195, and a diverse consumer base (53% White, 23% Black, 19% Hispanic) that indexes strongly for value-driven retail concepts.
- **\$387M IndyGo Blue Line BRT Corridor** - Sherman Commons sits directly on the future Blue Line Bus Rapid Transit route, a 24-mile federally funded project under construction along East Washington Street (US-40) with 2028 service opening, bringing dedicated bus lanes, new sidewalks, and an estimated 45,000+ residents within walking distance of stations.
- **Dense Retail Concentration** - The Neil Street & I-74 corridor anchors nearly 250 retailers within a single square mile, making it the strongest retail center in East Central Illinois, surrounded by national tenants including Hobby Lobby, Barnes & Noble, and a deep roster of restaurants and service retailers.
- **Active Public & Institutional Investment** - The corridor is supported by major reinvestment including the adjacent Shepherd Community Center (10,000+ individuals served annually), Community Hospital East (\$175M campus rebuild, named Indiana's #1 hospital 2025), and the federally designated IndyEast Promise Zone driving housing and infrastructure improvements across 22+ Near Eastside neighborhoods.



Demographics

1 MILE	3 MILES	5 MILES
18,810 POPULATION	121,991 POPULATION	272,212 POPULATION
7,501 HOUSEHOLDS	53,572 HOUSEHOLDS	116,369 HOUSEHOLDS
\$48,381 AVG HH INCOME	\$72,325 AVG HH INCOME	\$67,005 AVG HH INCOME

Washington St

18,346 VPD

AVERAGE DAILY TRAFFIC COUNT

Sherman Dr

11,772 VPD

AVERAGE DAILY TRAFFIC COUNT

Aerial Map & Surrounding Retail



Site Plan



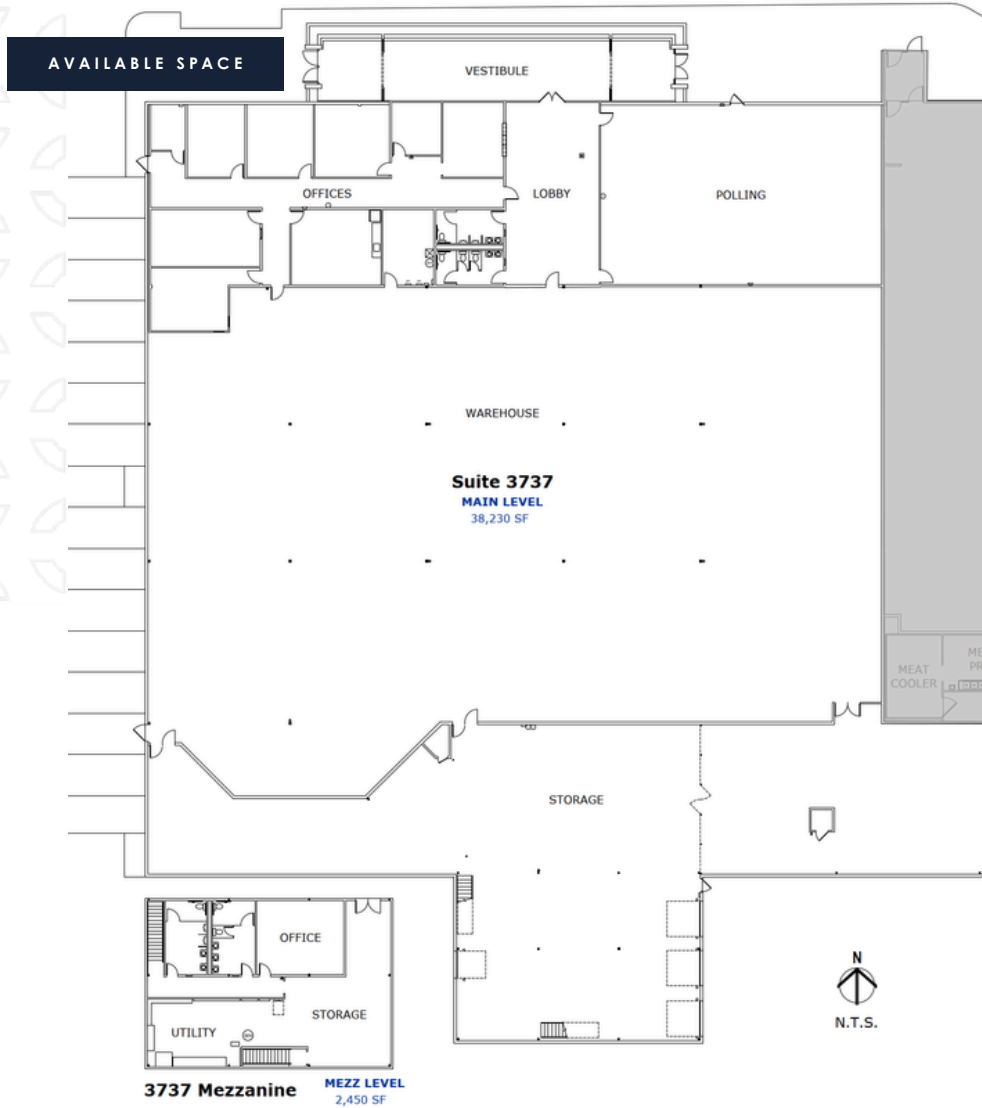
Market Overview

INDIANAPOLIS, IN - Sherman Dr & Washington St

Sherman Commons Shopping Center is positioned along the East Washington Street commercial corridor on Indianapolis's Near Eastside, a culturally diverse neighborhood of approximately 28,000 residents with a young median age (34) and a mix of White (53%), African American (29%), and Hispanic (19%) populations. The corridor is undergoing a generational transformation driven by the IndyGo Blue Line BRT investment, active community development through organizations like NEAR and Shepherd Community Center, and the federally designated IndyEast Promise Zone, all of which are bringing new infrastructure, housing, and foot traffic to the trade area. With grocery-anchored daily-needs tenancy, strong transit connectivity, and deepening neighborhood reinvestment, Sherman Commons is well-positioned to serve the corridor's growing residential base.

Tenant Directory

SUITE	TENANT	SIZE (SF)
SHERMAN COMMONS I		
3739	Save-a-Lot	16,000
3737	AVAILABLE	40,750
TOTAL GLA		56,750
SHERMAN COMMONS II		
3737-A	Tienda Y Panderia Guatemaltaca	5,880
3737-D	Papa John's	1,560
3709-A	Central Indiana Package Group	4,800
3709-E	Metro by T-Mobile	2,400
3709-G	El Mr. Camaron Restaurant	2,400
3709-I	Jackson Hewitt	1,200
3709-J	Al Paso Restaurant Equipment	1,200
3709-K	Jack's Pizza	1,200
3709-L	Estetica Marisol	1,200
TOTAL GLA		21,840
SHERMAN COMMONS I & II TOTAL GLA		78,590



SPACE DETAILS

Suite 3737

50,750 Square Feet

RENT / SF	\$7.50-\$10.00/SF/YR
LEASE TYPE	NNN
FRONTAGE	175 LF
CEILING HEIGHT	20+ feet clear height
CONDITION	2nd Gen Box Retail/Former Grocery

SPACE FEATURES

- Former Grocery Space, 20+ foot clear height
- Office & lobby buildout can be easily demo'd
- Large Signage Opportunities
- Adjacent to Save-a-Lot Grocery