

5411 W WASHINGTON ST

5411 W Washington St, Indianapolis, IN 46241

FOR LEASE



PROPERTY HIGHLIGHTS

- 7,818 square foot storefront retail space - end cap
- High traffic count on Washington Street, a thoroughfare through the city of Indy
- Drive-in loading door
- Adjacent to the Wayne Township Government Center and Fire Department

OFFERING SUMMARY

Lease Rate:	\$9.95 SF/yr (NNN)
Available SF:	7,818 SF
Lot Size:	33,542 SF
Building Size:	13,480 SF

PETE ALVEAL

O: 317.454.7171 | C: 317.997.9362
palveal@premiercres.com

WILL CONWAY

O: 317.454.7171 | C: 317.379.6334
wconway@premiercres.com

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PROPERTY DESCRIPTION

Welcome to 5411 W Washington St, Indianapolis, IN, 46241. This impressive 7,818 square foot storefront retail space offers a prime end cap location with high visibility, ensuring maximum exposure for your business. The property features a convenient drive-in loading door, making logistics effortless. With its proximity to the Wayne Township Government Center and Fire Department, this location offers a unique advantage. Benefit from the high traffic count on Washington Street, a major thoroughfare through the city of Indy. The modern construction and spacious layout make this an ideal opportunity for your retail or showroom needs. This versatile space is ready to bring your vision to life.

LOCATION DESCRIPTION

Located along the vibrant West Washington Street corridor, 5411 W Washington St offers excellent visibility and accessibility in Indianapolis' west side. This prime location benefits from high traffic counts and close proximity to major thoroughfares, including I-465 and I-70, providing easy access to downtown Indianapolis and the airport. Surrounded by a mix of retail, restaurants, and residential neighborhoods, the property is ideal for businesses seeking strong community presence and convenience. Its strategic position along a well-traveled commercial corridor makes it a great opportunity for office, retail, or service-oriented uses.

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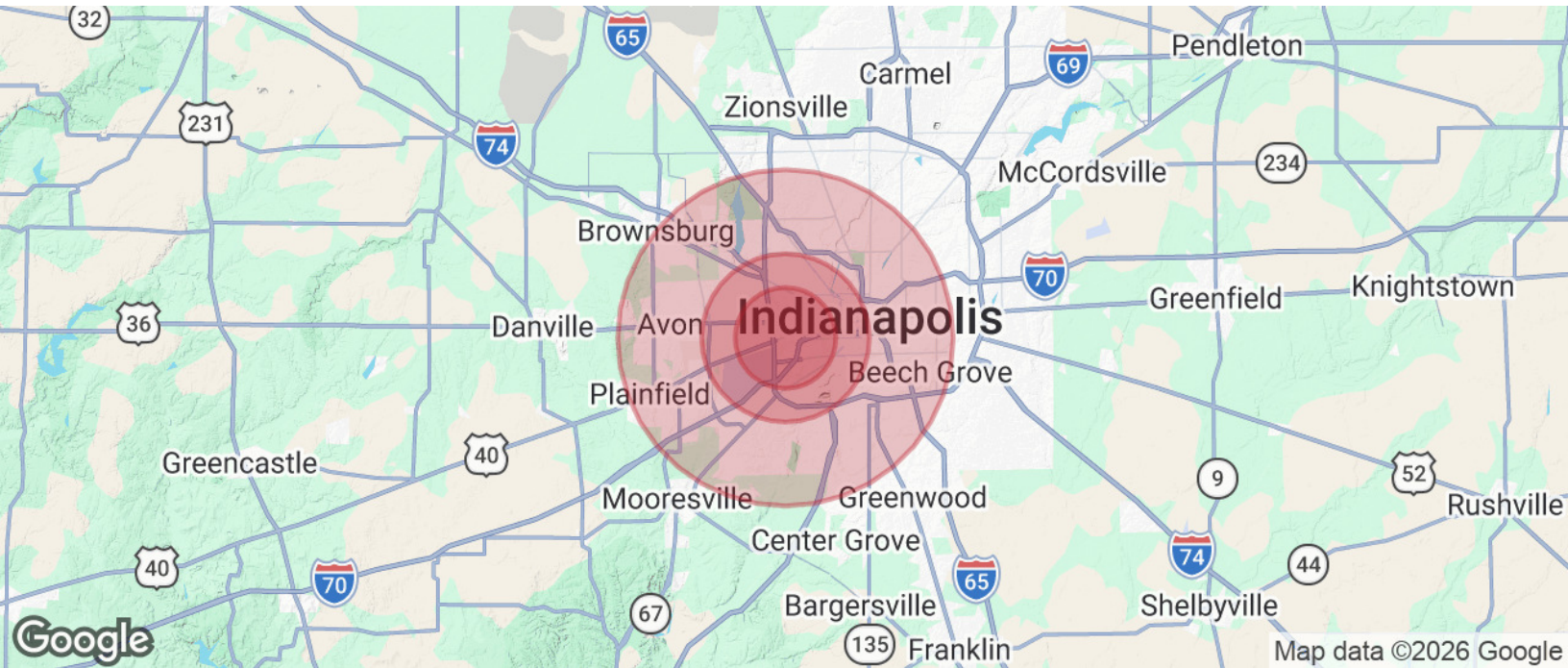
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	72,855	171,987	765,198
Average Age	37	36	37
Average Age (Male)	36	35	37
Average Age (Female)	37	37	38

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	28,361	67,083	306,137
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$63,909	\$73,524	\$91,440
Average House Value	\$153,510	\$199,663	\$257,593

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