

IRVINGTON PLAZA

6301 E WASHINGTON ST
INDIANAPOLIS, IN



**PROPOSED MIXED-USE PROJECT
WITH RESIDENTIAL, RETAIL, AND
HEALTH & WELLNESS**

AVAILABLE FOR LEASE

CONTACT:

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+/- 15 ACRES FOR REDEVELOPMENT



SHOOK
REALTY GROUP

CBRE

PROPERTY SUMMARY

A major redevelopment of Irvington Plaza Shopping Center is one component of the revitalization of Indianapolis east side, which includes the new home ownership of the historic homes, the redevelopment of the former Navistar and Ford Plan located to the south and east of Irvington Plaza

The redevelopment of Irvington Plaza Shopping Center, a rare 15-acre contiguous site, will help kick start the revitalization of the Washington Street commercial corridor.

The vision of Irvington Plaza Shopping Center is to deliver to the neighborhoods a grocery anchored with other daily and necessity retailers, ie. householed and hardware, pet store, banking, medical, and opportunity for locally based retailers to open.



LOCATION

IRVINGTON HISTORIC DISTRICT



NEIGHBORHOODS

WARREN PARK
CHRISTIAN PARK
EMERSON HEIGHTS
EAST GATE



AVERAGE HH INCOME

\$96,936
WITHIN A 1-MILE RADIUS

IRVINGTON DISTRICT

- Located 5 miles east of downtown Indianapolis
- Largest district in Marion County to be listed on the National Register of Historic Places



PROPERTY HIGHLIGHTS

- Major Redevelopment and Reposting of a Rare 15-Acre Contiguous Site
- Pads facing E. Washington St for Sale or Lease
- Traffic Signal into the site (2 Ingress/Egress on Washington Street)
- Secondary Ingress/Egress (Julian Ave to Kitley Ave)
- Access to Pennsy Trail
- Zoned for Mixed-Use - Fully Entitled
- Nearby Blue Line stop at the property on Washington St

TRAFFIC COUNTS

East Washington St 20,723 VPD

Shadeland Ave 22,062 VPD

Arlington Ave 16,787 VPD

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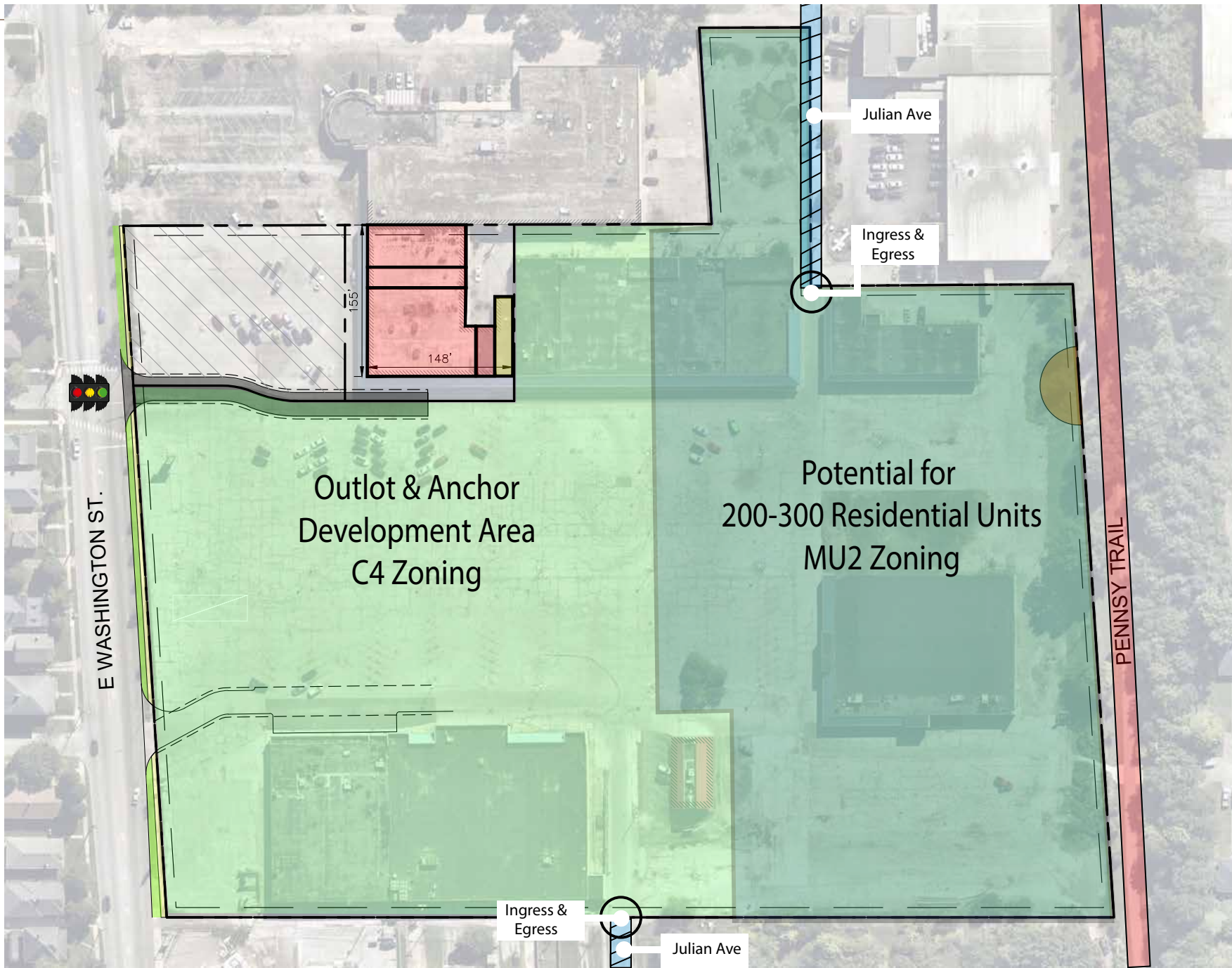
DEMOGRAPHIC COMPREHENSIVE	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Population	8,436	76,792	231,143
2020-2025 Annual Population Growth Rate	0.24%	-0.06%	0.21%
DAYTIME POPULATION			
Daytime Workers	5,190	38,230	103,458
Daytime Residents	3,637	39,641	121,436
HOUSEHOLD INCOME			
Average Household Income	\$96,936	\$72,051	\$78,495
Median Household Income	\$77,715	\$56,946	\$58,893
HOUSING VALUE			
Median Home Price	\$252,984	\$178,188	\$200,547
Average Home Price	\$269,920	\$207,951	\$238,463
PLACE OF WORK			
2025 Businesses	390	2,363	7,249
2025 Employees	3,807	36,092	97,016

NEARBY EMPLOYERS/ACCESS

- » **U.S. Postal Service Mega Center:** The U.S. Postal Service is planning to build 60 new regional processing centers. As a part of Postmaster General Louis DeJoy's \$40 billion 10-year plan to add to overall staff and improve working conditions, Irvington will be the recipient of a repurposed mega-center that can process, sort, and send out for delivery mail.
- » **Pennsy Trail:** The Pennsy Trail is an Indiana cross-state multiuse trail with 150 miles from Terre Haute to Richmond using the former Pennsylvania and Vandalia rail corridors. Named after the Pennsylvania Railroad Company, this trail provides a place for recreation throughout the entire.
- » **Blue Line Mass Transportation Stop:** The Blue Line is a massive infrastructure project addressing transit issues, roadway conditions, pedestrian facilities, and drainage. The Blue Line will follow IndyGo's current Route 8, along Washington St. from Cumberland West to the Airport. It is poised to provide better access to work, education, healthcare, restaurants, entertainment, and shopping; and is planned to be opened in 2027.
- » **Monarch Beverage, Inc. Distribution Facility:** Located directly southeast of the Irvington Plaza Shopping Center, Monarch Beverage Company is Indiana's largest distributor of beer and wine. The Indianapolis-based company represents over 500 brands and employs over 600 Hoosiers. This significant investment for Monarch was completed in early 2024 and was developed by Lauth Group Development.



PROPOSED REDEVELOPMENT AREA

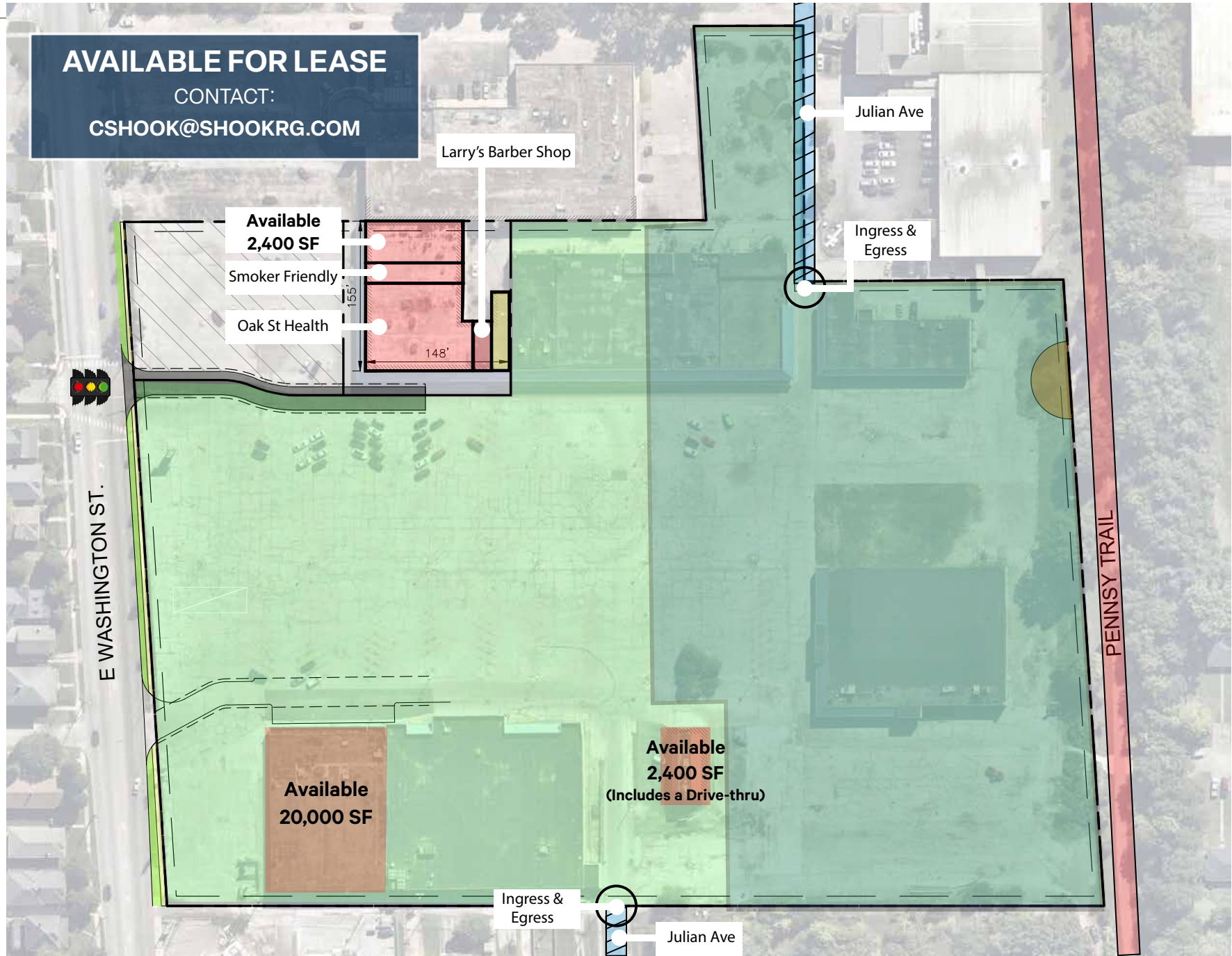


LEASING OPPORTUNITIES TODAY

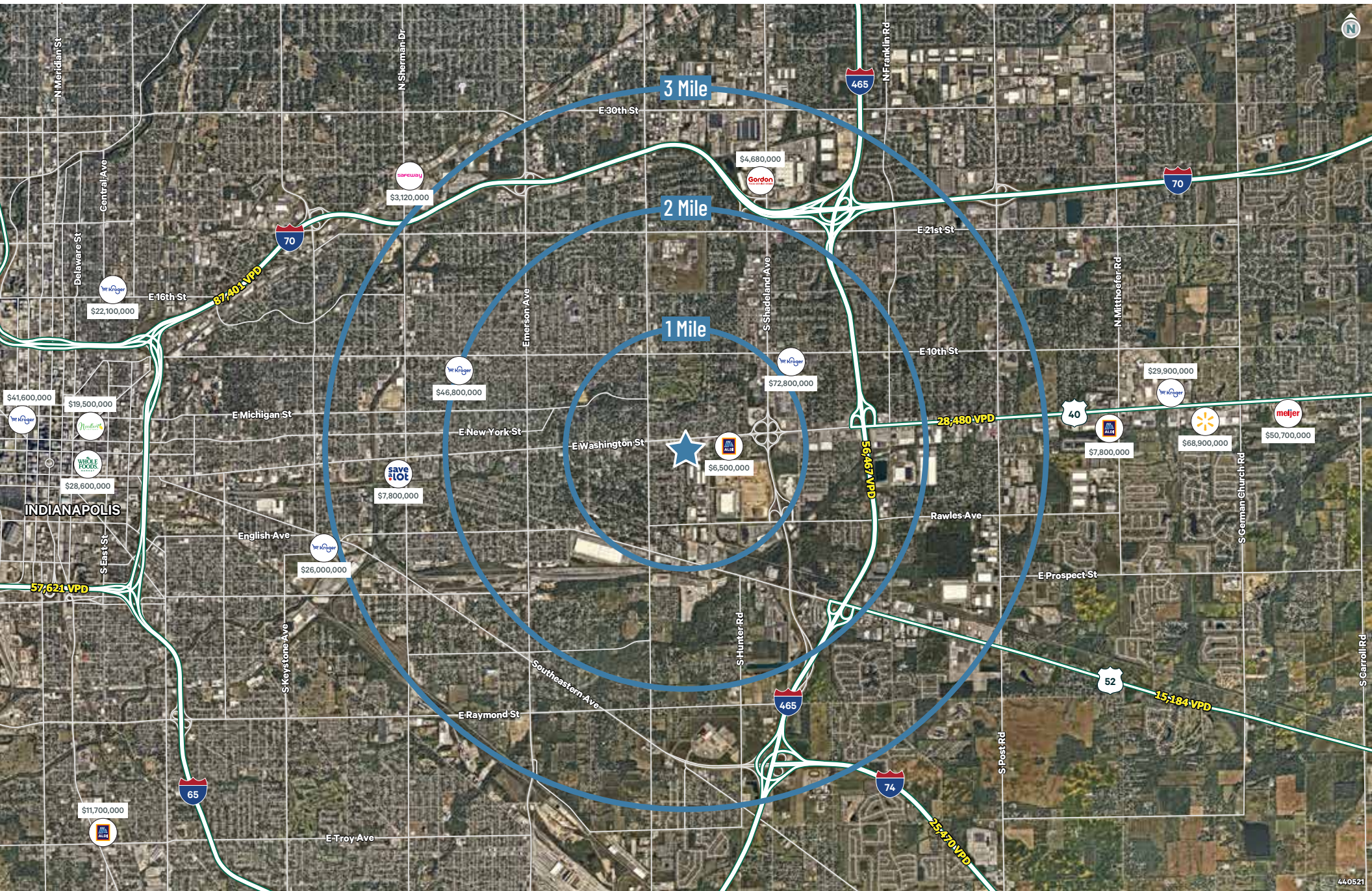
AVAILABLE FOR LEASE

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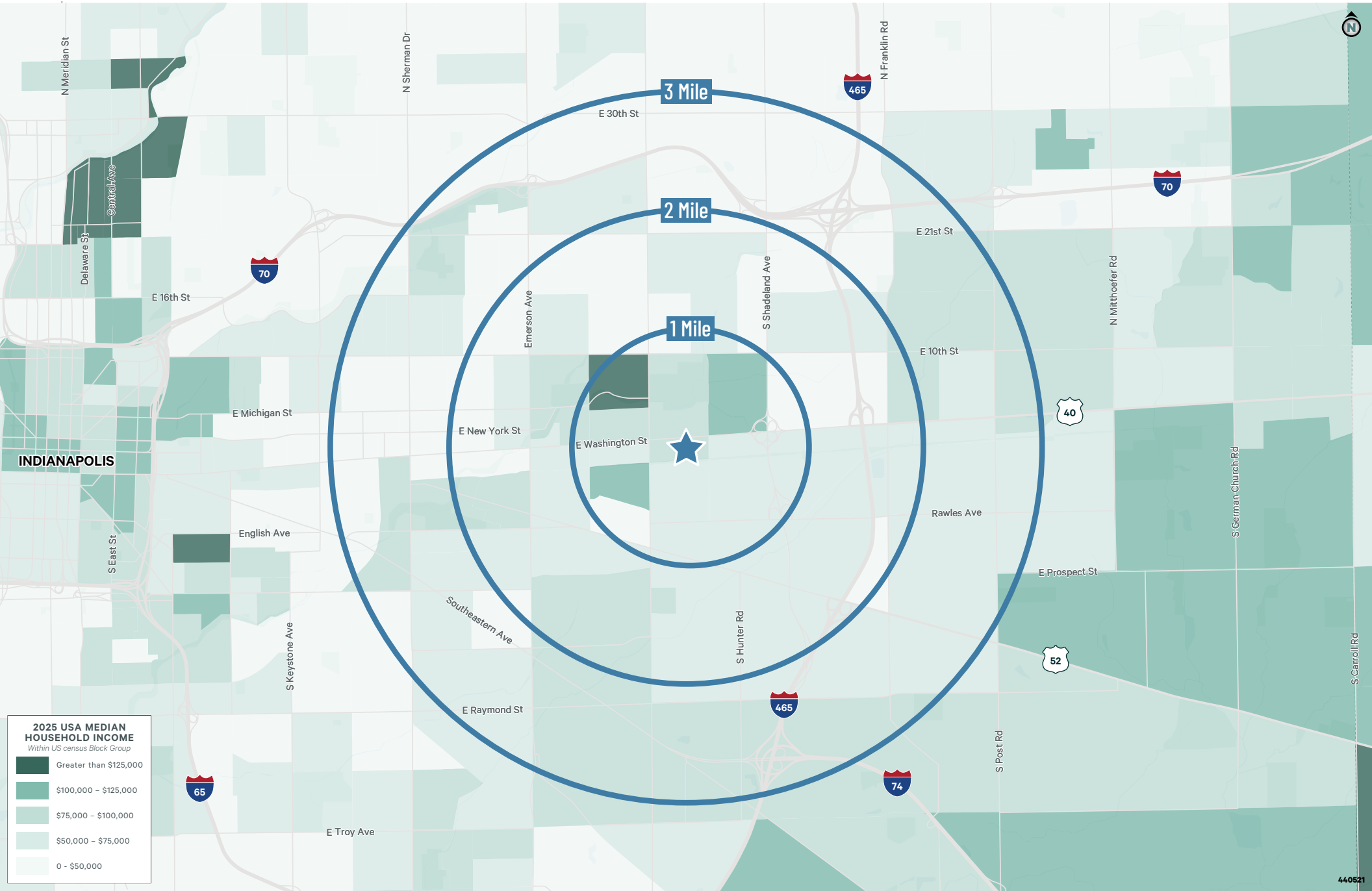
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EXISTING GROCERY SALES VOLUME MAP



NEARBY HOUSEHOLD INCOME MAP



2025 USA MEDIAN HOUSEHOLD INCOME
Within US census Block Group

Greater than \$125,000
\$100,000 - \$125,000
\$75,000 - \$100,000
\$50,000 - \$75,000
0 - \$50,000

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