

RETAIL SPACE FOR LEASE



10030 E. Washington Street
INDIANAPOLIS, INDIANA 46229

Contact Teresa Harwood 317-354-5236
or Ryan Zickler 317-809-9955
\$11/sf NNN

High-Visibility Big Box Space on East Washington Street Corridor

Located along one of Indianapolis' most active retail corridors, 10030 E. Washington Street offers outstanding visibility and access in a high-traffic area with over 35,000 vehicles per day. Surrounded by national retailers, restaurants, and service providers, this location benefits from strong consumer draw and easy accessibility from I-465 and I-70. Dense residential neighborhoods and established commercial activity make this a prime destination for retail, medical, or service-oriented businesses.

This 21,500 square foot former Joann Fabrics space is wide open and ready for transformation. Featuring excellent frontage, large signage opportunities, and generous parking, the space is ideal for fitness centers, discount or specialty retailers, medical users, or entertainment concepts. Offered at \$11/SF NNN, this is an affordable, flexible option for tenants seeking scale and exposure in a proven retail trade area.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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DEMOGRAPHICS & TRAFFIC COUNTS

POPULATION	5 MILES: 144,106	10 MILES: 561,926
5 YEAR GROWTH	5 MILES: -0.3 %	10 MILES: 0.3 %
MEDIAN AGE	5 MILES: 36	10 MILES: 36
BUYING POWER	5 MILES: \$3 B	10 MILES: \$14.1 B
MEDIAN HOME VALUE	5 MILES: \$166,684	10 MILES: \$198,288
OWNER / RENTER OCCUPIED	5 MILES: 55% / 45%	10 MILES: 55% / 45%
TRAFFIC COUNTS	VOLUME: 27,996	COUNT YEAR 2025

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