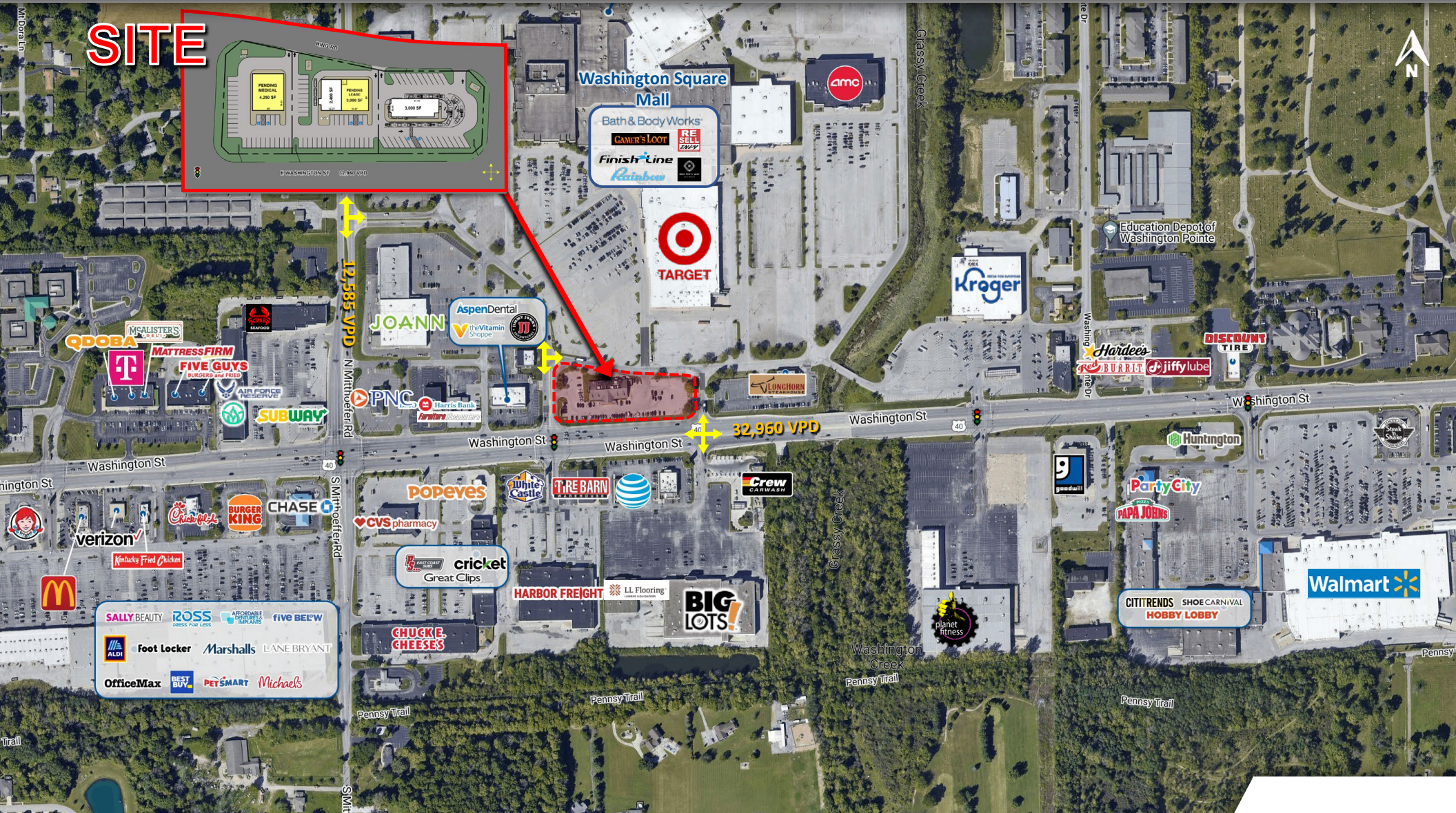


WASHINGTON SQUARE MALL OUTLOT REDEVELOPMENT

2,400 SF ENDCAP FOR LEASE
& FREESTANDING OPPORTUNITY FOR GROUND LEASE OR BTS



10220 E Washington St., Indianapolis, IN 46229

NEW REDEVELOPMENT
DELIVERING EARLY 2023

CONTACT: Amy Tharp
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WASHINGTON SQUARE OUTLOTS

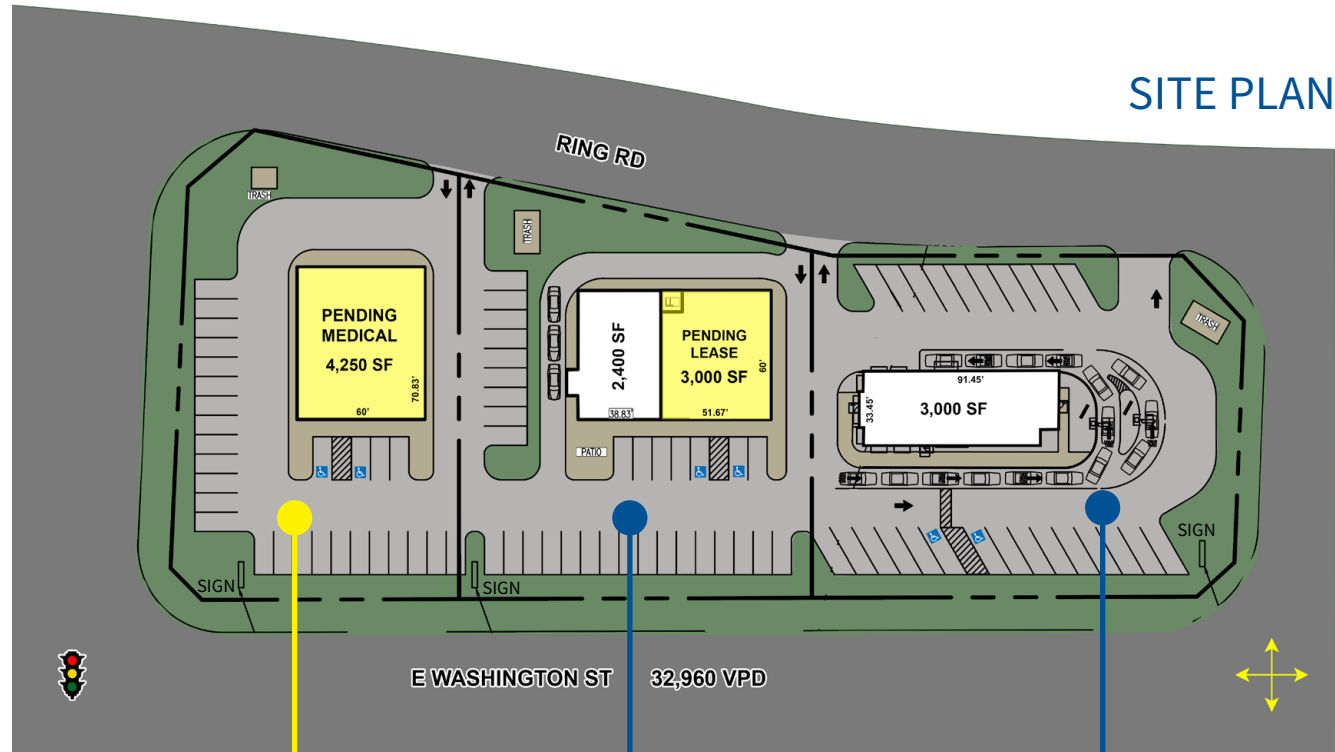
ENDCAP & FREESTANDING OPPORTUNITIES AVAILABLE

PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS:

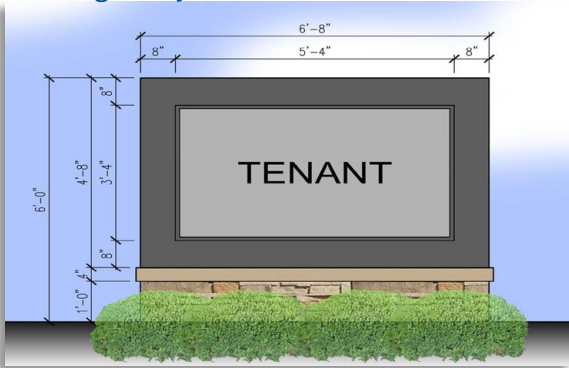
- New redevelopment on E. Washington Street with a 2,400 SF drive-thru endcap for lease and 0.717 acres available for ground lease or BTS
- Positioned at signalized entrance of Washington Square Mall anchored by Target and AMC Theater
- Flexible leasing opportunities – Small shop endcap, endcap with drive-thru, medical office, free-standing QSR, casual dining restaurant, car wash, auto or other
- Regional retail corridor anchored by Walmart Supercenter, Meijer, Kroger, Ross Dress for Less, Marshall's, Hobby Lobby, Chick-Fil-A, Aspen Dental, Starbucks, Culver's and More
- High traffic counts on E. Washington Street (+/-32,960 VPD) and Mitthoefer Road (+/- 12,585 VPD)
- Estimated delivery early 2023

SITE PLAN



MONUMENT SIGN

Serving every individual lot



SITE 1
4,250 SF
PENDING | MEDICAL USE
0.621 AC Lot

SITE 2
2,400 SF Endcap with
Drive-thru
0.680 AC Lot
3,000 SF | PENDING




SITE 3
3,000 SF Freestanding
with Drive-thru
0.717 AC Lot

WASHINGTON SQUARE OUTLOTS

ENDCAP & FREESTANDING OPPORTUNITIES AVAILABLE

MARKET
AERIAL



DEMOGRAPHICS			
	1 MILE	3 MILE	5 MILE
Population:	5,034	54,809	139,525
Avg. HH Income:	\$78,150	\$65,774	\$61,955
Employees:	5,034	17,364	51,371
Restaurant Spending:	\$6,208,094	\$57,330,135	\$137,674,739

CHAINLINKS
RETAIL ADVISORS

Information within this brochure has been obtained from sources believed reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Prospective tenant and tenant representatives must verify the information and bears all risk for any inaccuracies as it relates to property and market information.

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