

# Downtown Indianapolis | Prime Retail Opportunity

## 4,100 SF For Lease

10 E Washington St, Indianapolis, IN 46204

Overview

Aerial (Market)

Trade Area

Floor Plans

Contact Info



2017 DEMOGRAPHICS	1 miles	2 miles	3 miles
Population	14,227	47,333	102,373
Daytime Population	115,774	181,408	201,077
Employee Pop. Ratio	814	383	196

### Property Highlights:

- 4,100 sq. ft. of storefront retail For Lease (inclusive of 4,300 sq. ft. of lower level retail/restaurant space)
- Frontage to The Cultural Trail in Indianapolis' Central Business District
- Positioned between Chipotle and Charblue Steakhouse and Seafood; neighboring tenants include Jimmy Johns, Qdoba, Five Guys and more
- Densely populated urban core with high pedestrian foot-traffic
- Blocks away from Bankers Life Fieldhouse, Indiana Convention Center, Lucas Oil Stadium, Circle Centre Mall, Cummins HQ, and Elkhart and Collins' Market 260





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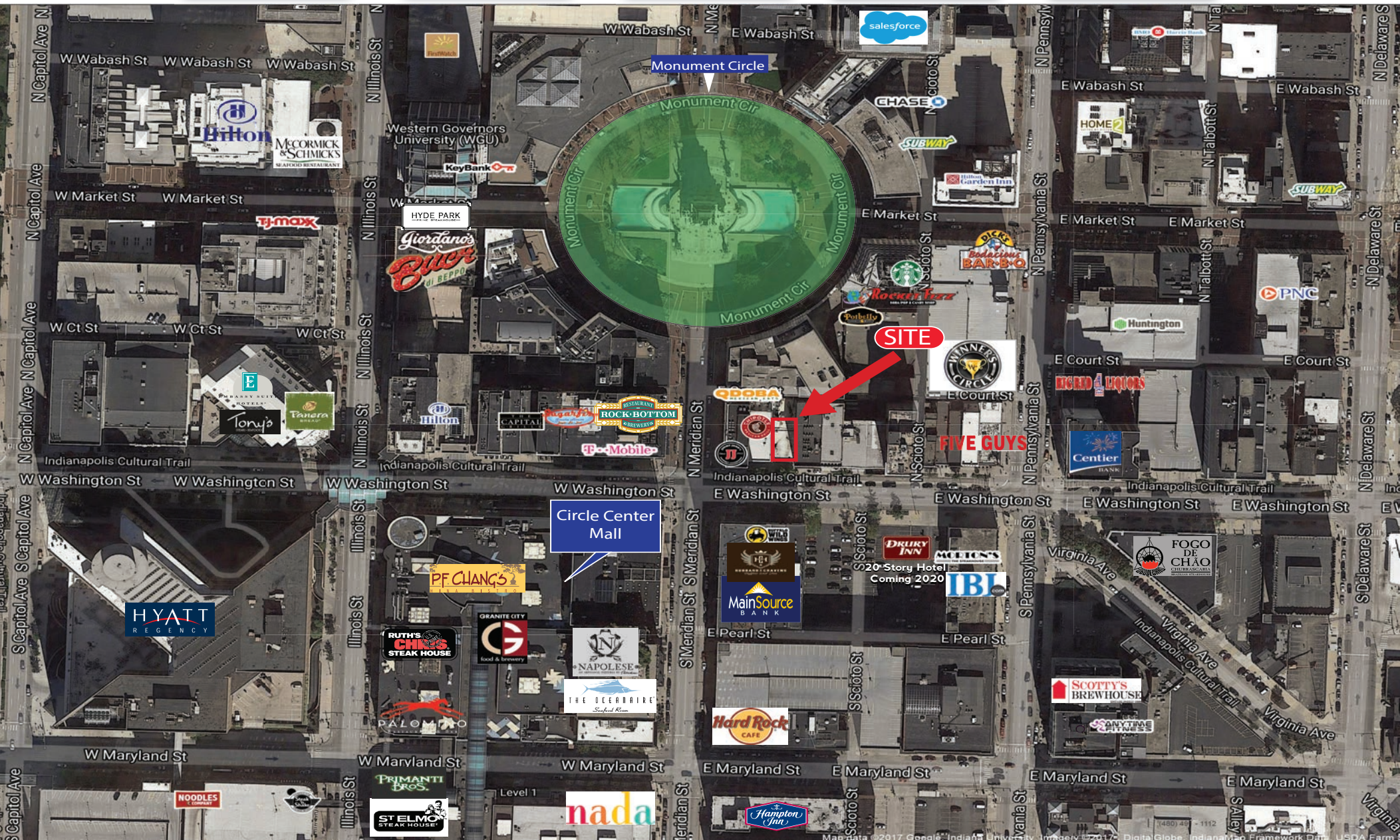
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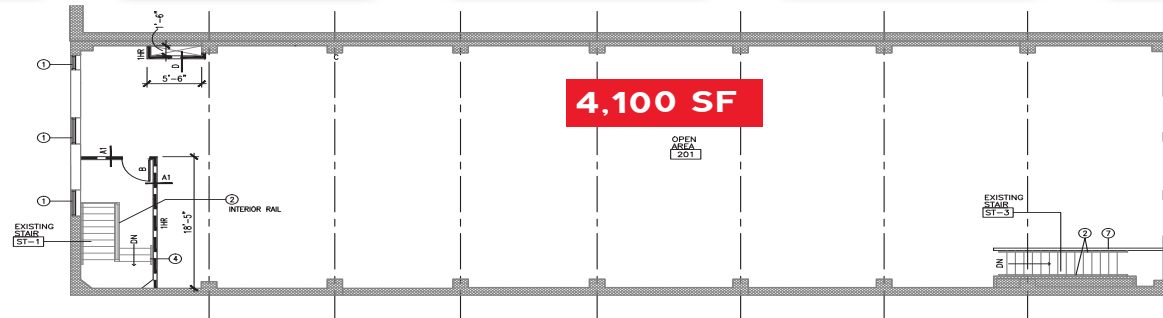
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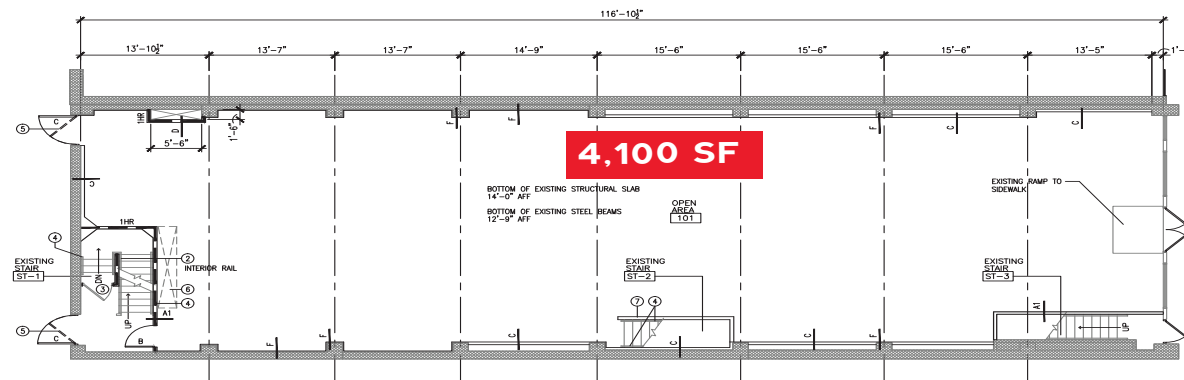
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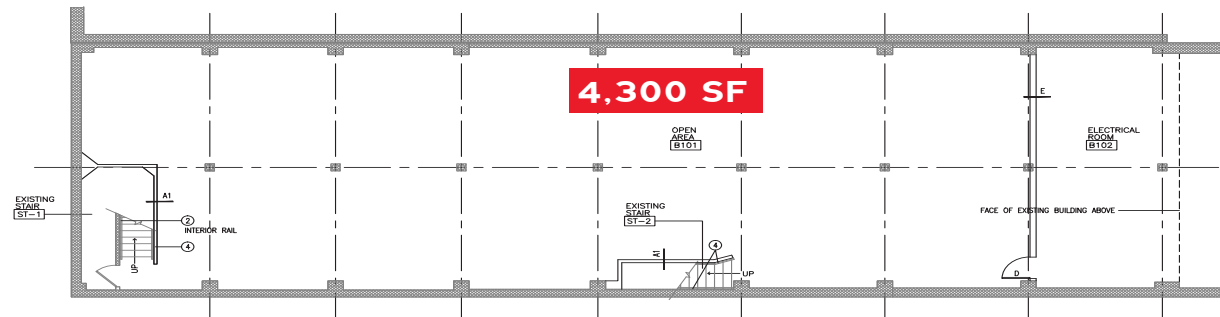
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① UPPER LEVEL FLOOR PLAN  
SCALE: 1/8" = 1'-0"



② MAIN LEVEL FLOOR PLAN  
SCALE: 1/8" = 1'-0"



③ LOWER LEVEL FLOOR PLAN  
SCALE: 1/8" = 1'-0"

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**VERITAS  
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