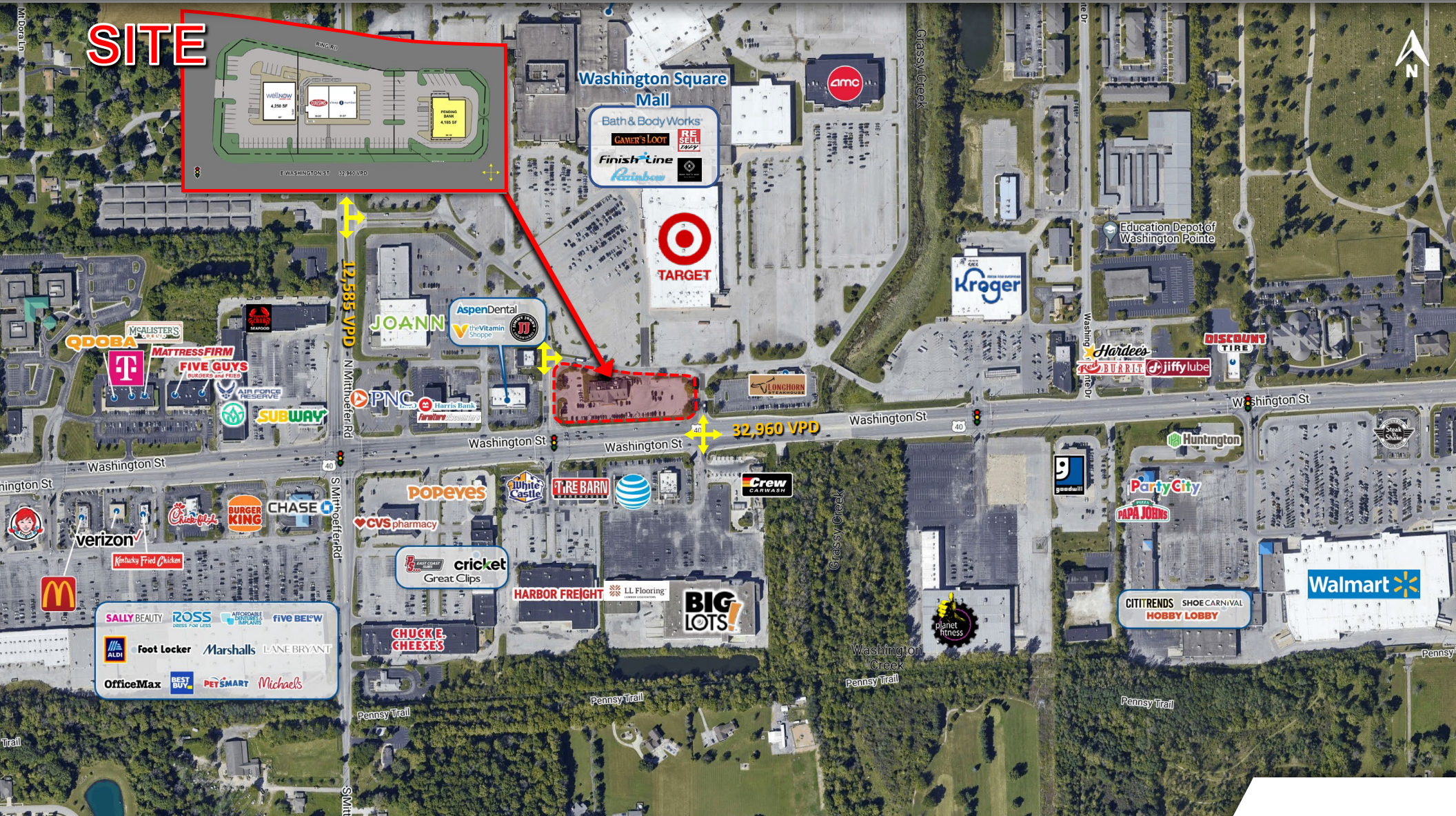


WASHINGTON SQUARE MALL OUTLOT REDEVELOPMENT

FREESTANDING OPPORTUNITY FOR GROUND LEASE OR BTS

VERITAS
REALTY



10220 E Washington St., Indianapolis, IN 46229

NEW REDEVELOPMENT
DELIVERING EARLY 2023

CONTACT: Amy Tharp
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www.VeritasRealty.com

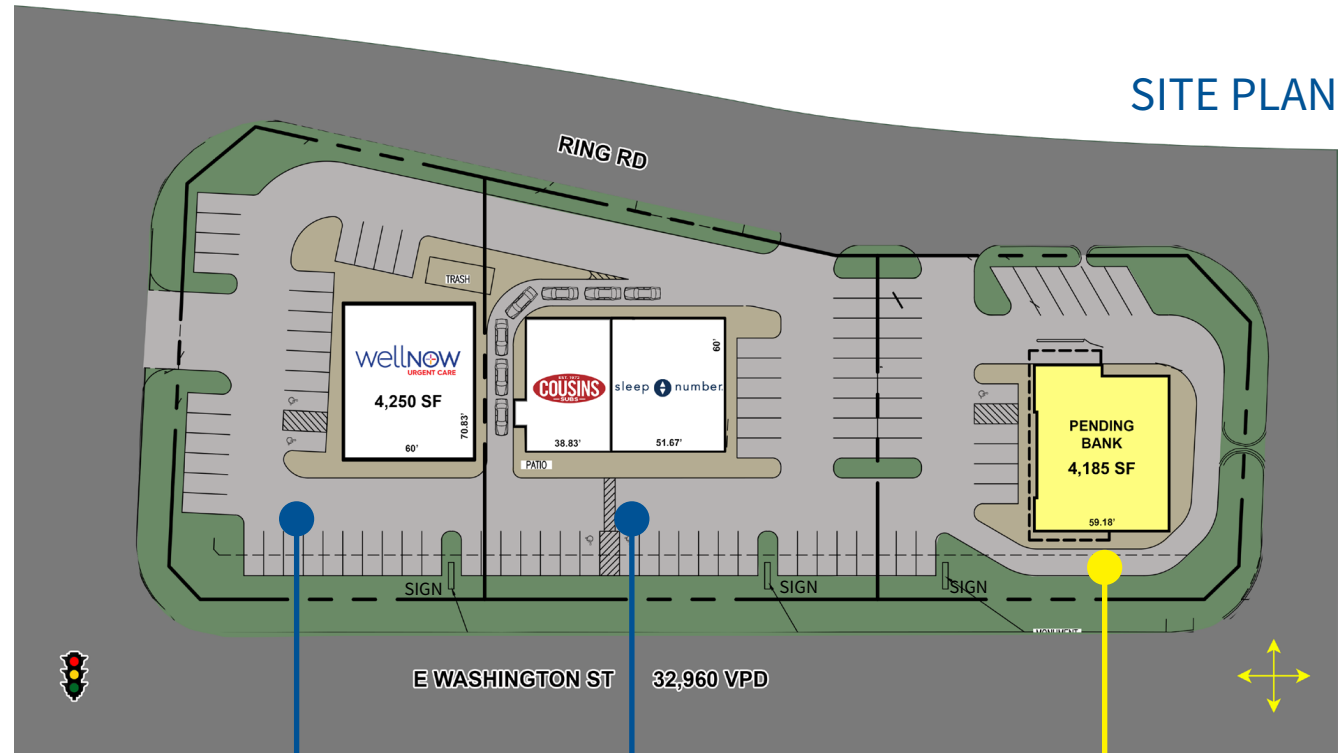
WASHINGTON SQUARE OUTLOTS

FREESTANDING OPPORTUNITY AVAILABLE

PROPERTY OVERVIEW

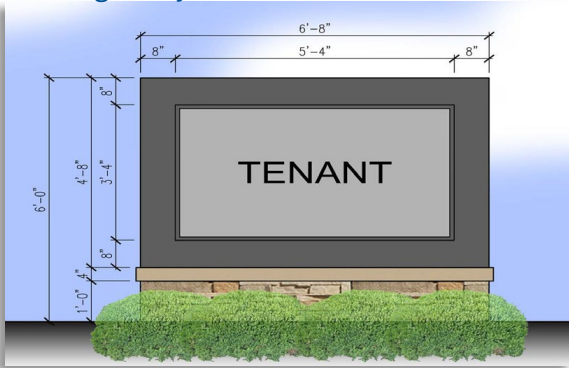
PROPERTY HIGHLIGHTS:

- New redevelopment on E. Washington Street with WellNow Urgent Care, Sleep Number and Cousins Subs
- 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



MONUMENT SIGN

Serving every individual lot



SITE 1
4,250 SF
wellnow URGENT CARE
0.642 AC Lot

SITE 2
5,400 SF
sleep number.
COUSINS URGENT CARE - SUBS -




SITE 3
4,185 SF PENDING
Freestanding Bank
0.582 AC Lot

WASHINGTON SQUARE OUTLOTS

FREESTANDING OPPORTUNITY 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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