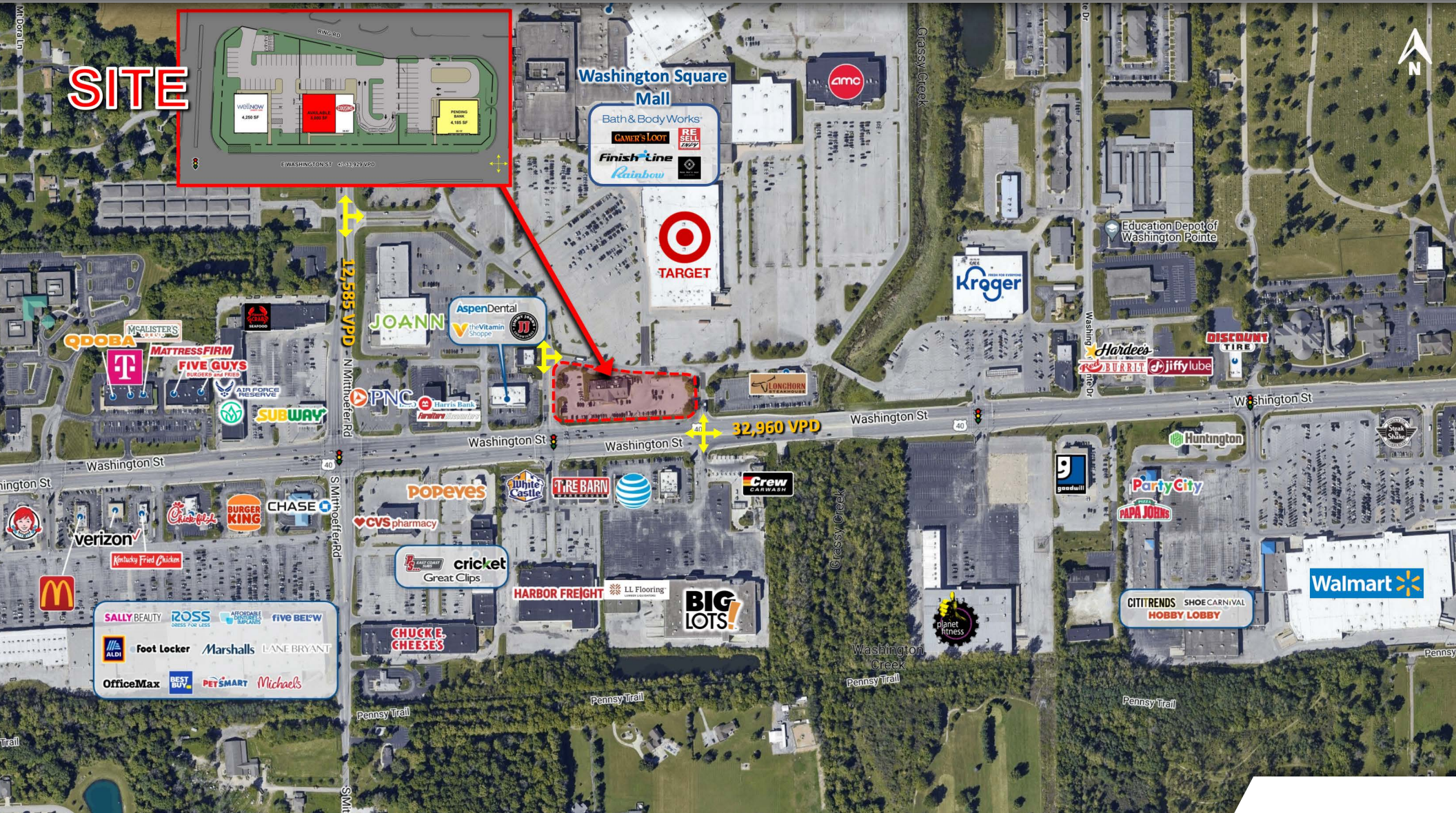


WASHINGTON SQUARE MALL OUTLOT REDEVELOPMENT

ENDCAP AVAILABLE FOR LEASE



10220 E Washington St., Indianapolis, IN 46229

NEW REDEVELOPMENT
DELIVERING EARLY 2024

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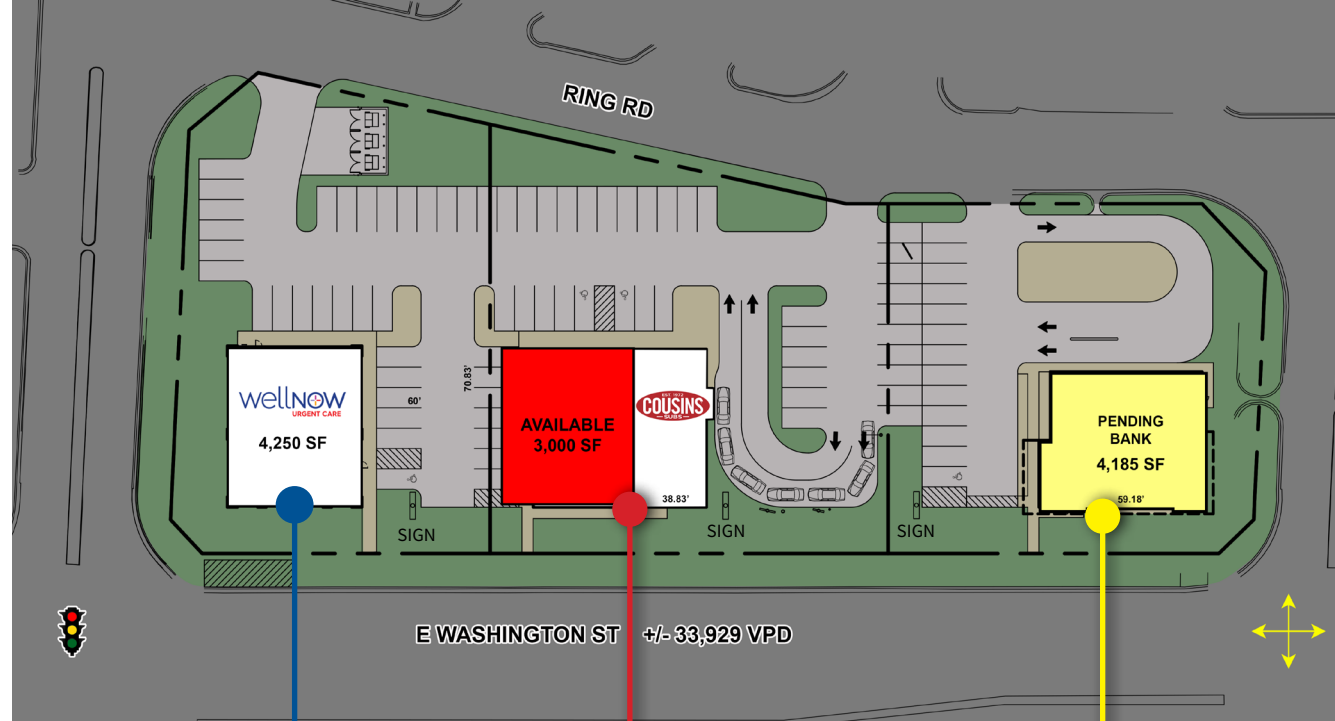
WASHINGTON SQUARE OUTLOTS

FREESTANDING OPPORTUNITY AVAILABLE

PROPERTY OVERVIEW

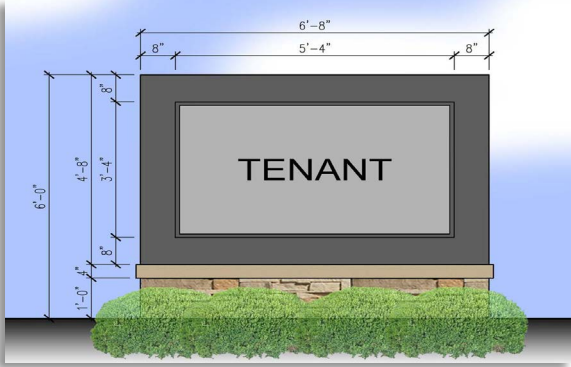
PROPERTY HIGHLIGHTS:

- Up to 3,000 SF endcap available for lease in new retail development on E. Washington Street with WellNow Urgent Care and Cousins Subs
- Positioned at signalized entrance of Washington Square Mall anchored by Target and AMC Theater
- Regional retail corridor anchored by Walmart Supercenter, Meijer, Kroger, Ross Dress for Less, Marshalls, Hobby Lobby, Chick-Fil-A, Aspen Dental, Starbucks, Culver's and More
- High traffic counts on E. Washington Street (+/-33,929 VPD) and Mitthoefer Road (+/-12,585 VPD)
- Estimated groundbreaking July 2023



MONUMENT SIGN

Serving every individual lot



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

SITE 2
+/- 3,000 SF
Endcap Available
COUSINS EST. 1922 - SUBS -
2,400 SF with Drive-thru
0.700 Acres




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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