FREESTANDING DRIVE-THRU RESTAURANT

3,250 SF on 0.67 Acres | For Lease

VERITAS REALTY



FOR LEASE

7511 E Washington Street, Indianapolis, IN 46219

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PROPERTY OVERVIEW

PROPERTY OVERVIEW:

- 3,250 SF drive-thru building
- Former restaurant on 0.67 acres
- Large pylon sign
- 30+ parking spaces

PROPERTY HIGHLIGHTS:

- Situated along East Washington Street, 25,050 VPD
- Just west of I-465 interchange, 143,371 VPD
- Connectivity to stoplight intersection of East Washington & Old Trails Road
- Close proximity to future IndyGo Blue Line bus station
- Trade area anchored by Kroger, Saraga, McDonald's, Crew Carwash, Big Sandy Superstore, Aldi, Get Fit Athletico Club
- 5 miles east of downtown Indianapolis



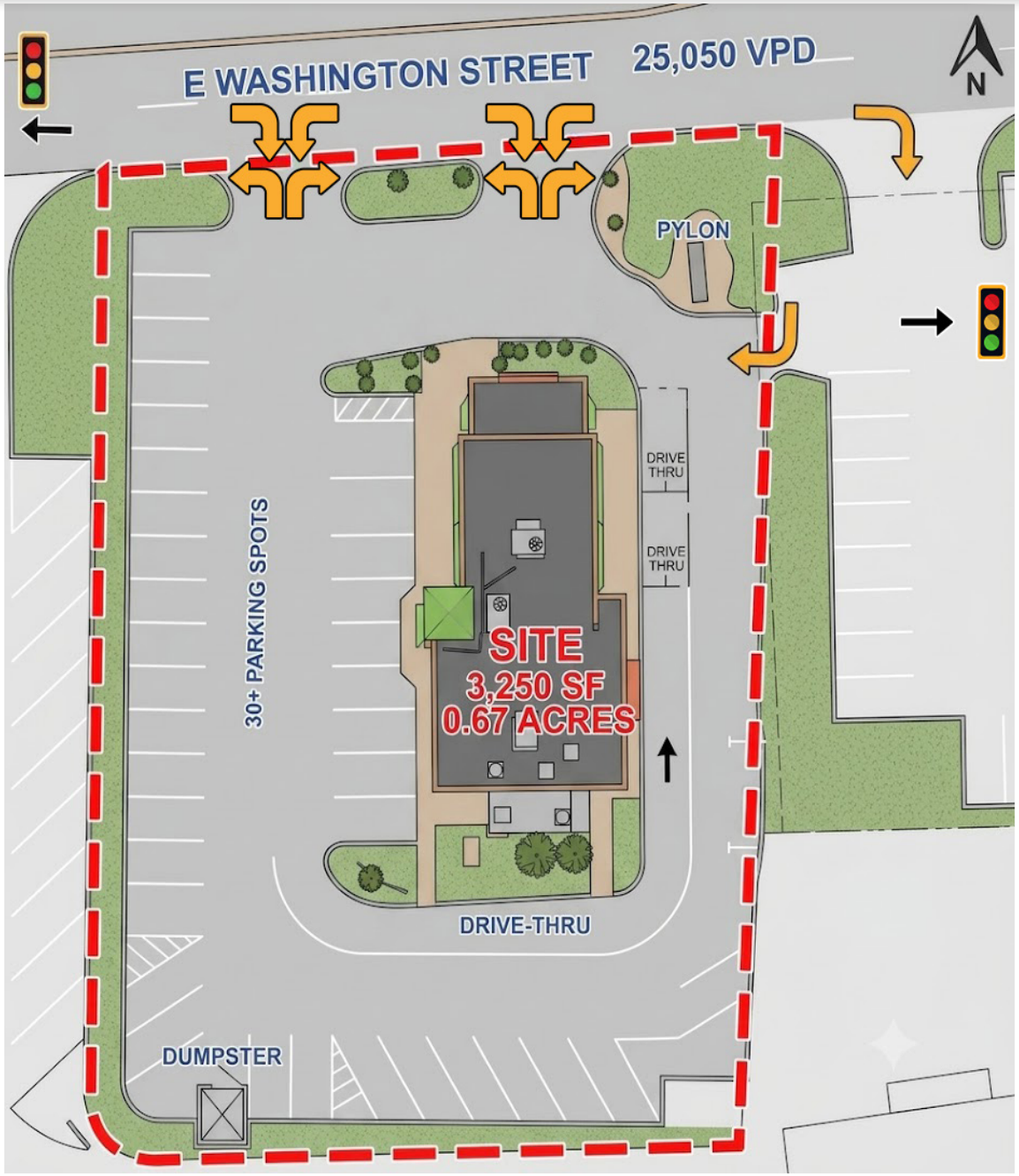
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	5,916	64,499	213,856
Average HH Income	$86,424	$81,946	$76,146
Daytime Population	5,698	50,276	134,796

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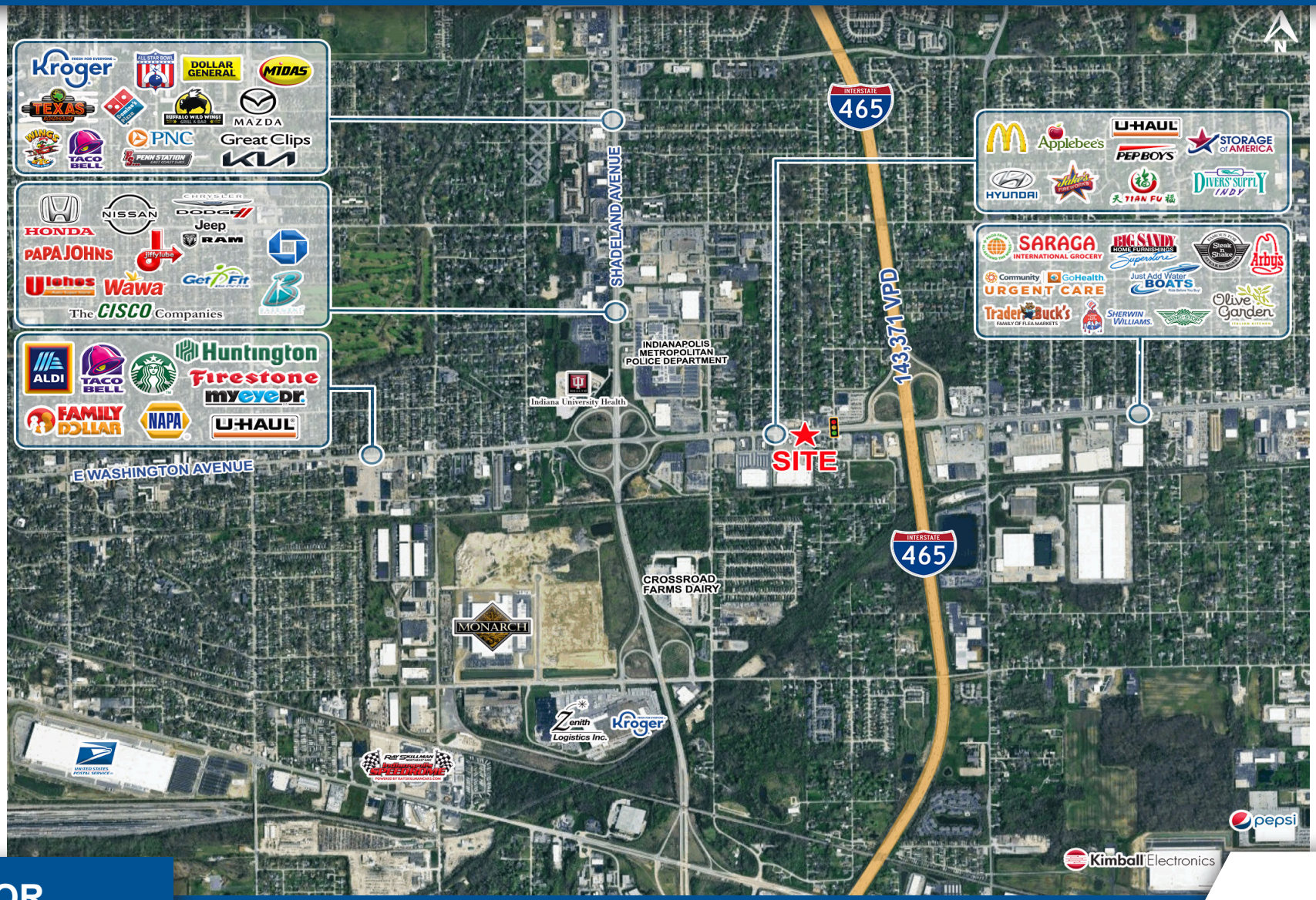
FREESTANDING DRIVE-THRU RESTAURANT

SITE PLAN



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MARKET AERIAL



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