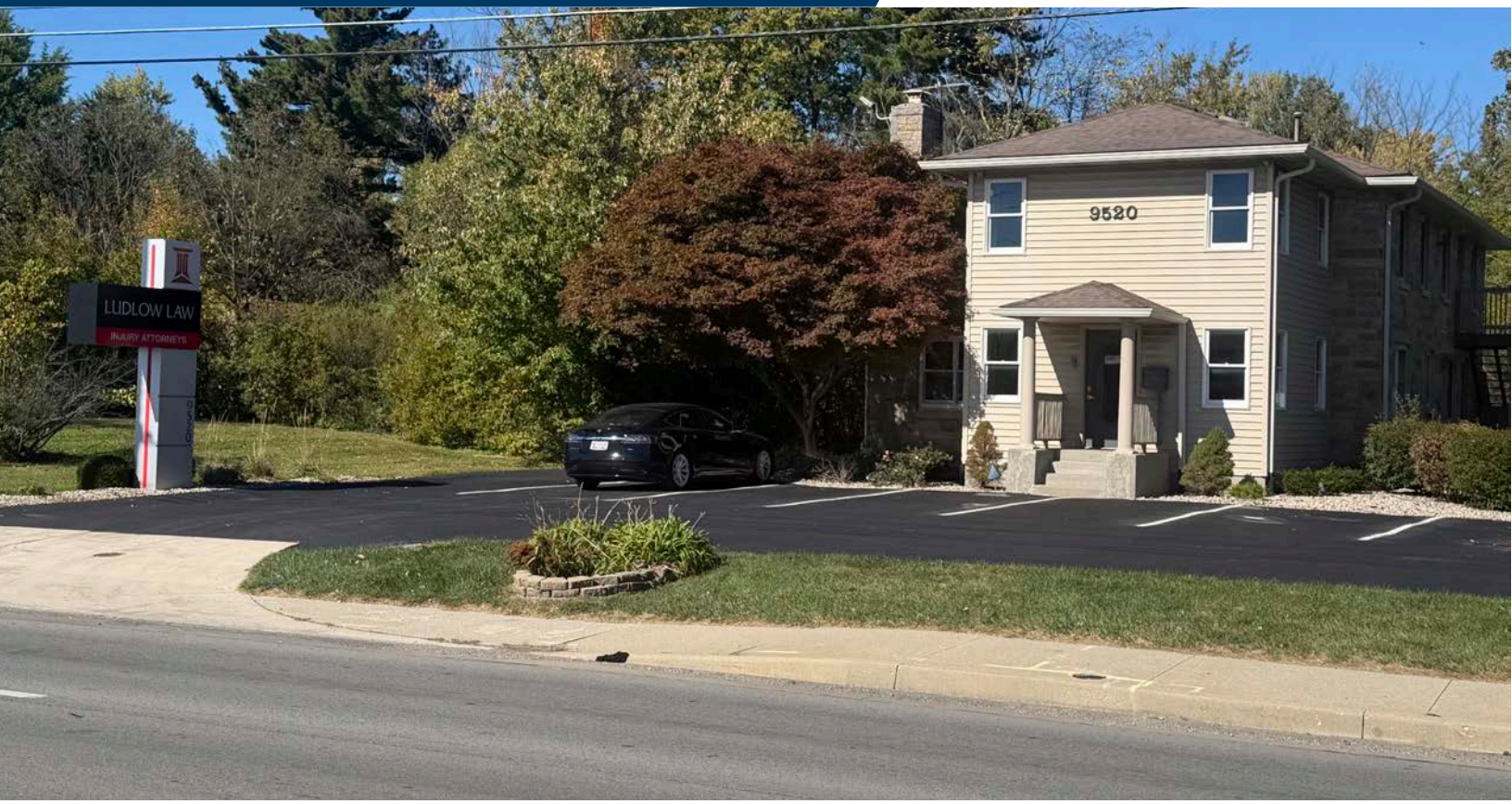
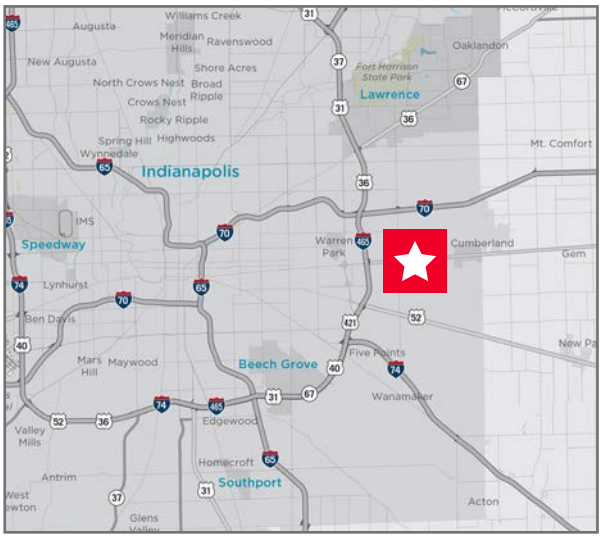
FOR SALE
FREESTANDING BUILDING
9520 E WASHINGTON STREET
Indianapolis, IN

CUSHMAN & WAKEFIELD



PROPERTY HIGHLIGHTS

- 3,093 SF building on 0.37 AC
- Excellent visibility & frontage
- High traffic count of 23,700 VPD
- Perfect for retail, office, medical office uses or redevelopment
- Parking lot resurfaced in 2026
- Killer pylon signage
- Across the street from Cherry Tree Plaza: Ross, Marshall's, Aldi, Five Below, Chick-fil-A and Starbucks!



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SELLER RELOCATING TO LARGER FACILITY

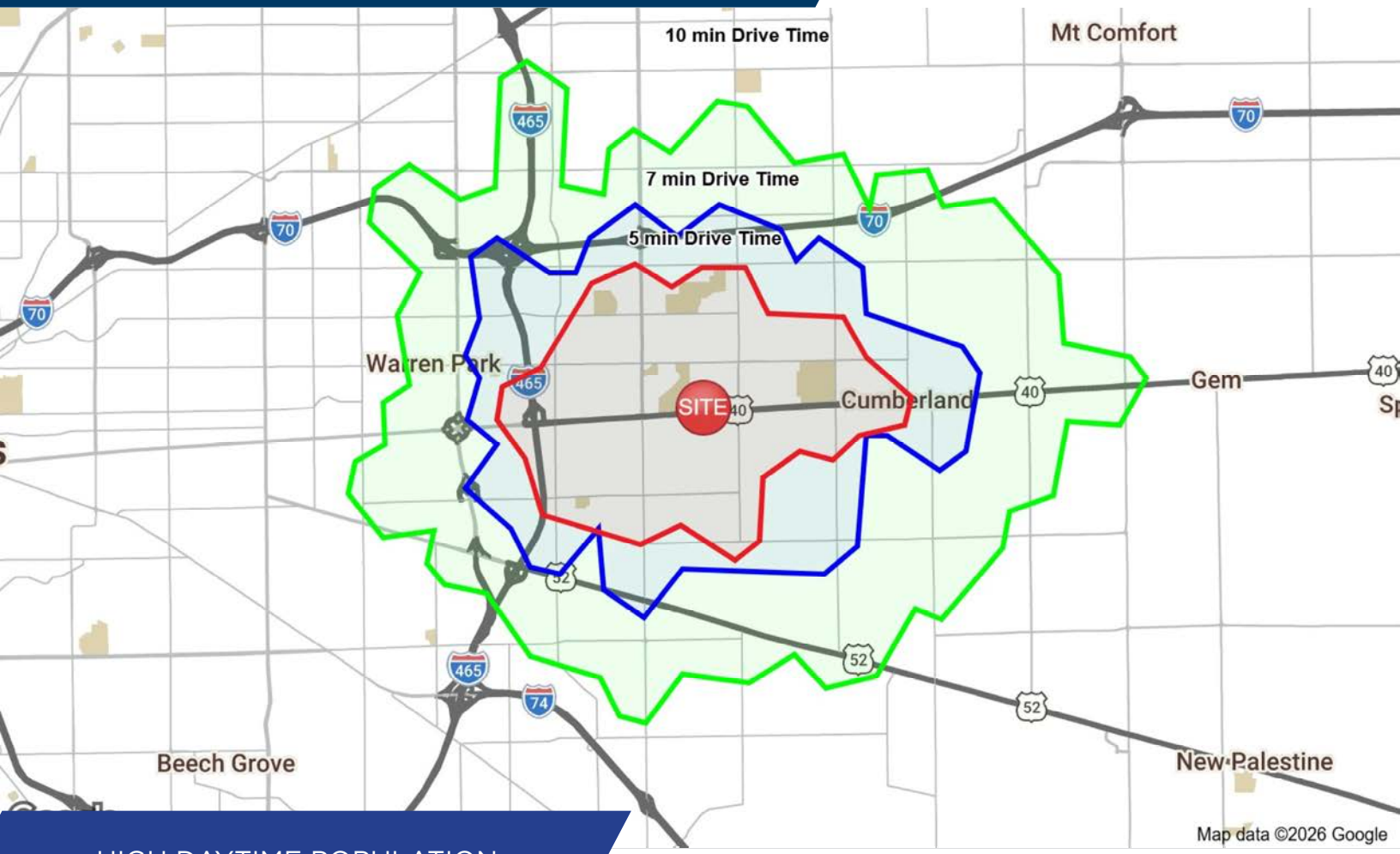
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HIGH DAYTIME POPULATION

DEMOGRAPHICS - 10 MINUTE DRIVETIME

Estimated Population	69,359
Daytime Population	50,112
Estimated Households	27,316
Avg Household Income	$86,187

Contact

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