

Investment/Owner-User

2506 E Washington St, Indianapolis, IN 46201



For Sale

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OFFERING SUMMARY

LIST PRICE: \$1,300,000

BUILDING SIZE: 6,000 SF

SUITES: Potential for 8-10

LOT SIZE: 0.36 Acres

ZONING: C3

BUILT/RENOVATED: 1922/2025

USES: Office/Retail



PROPERTY HIGHLIGHTS

- **Building Size:** 6,000 SF
- **Land Area:** 0.36 Acres
- **Parking:** 24 On-Site Spaces (rare for this corridor)
- **Renovation:** Complete interior and exterior renovation in 2025
- **Zoning:** C-3 (Commercial)
- **Condition:** Move-in ready with new HVAC, roof, electrical, and plumbing
- **Visibility:** Excellent frontage and signage opportunity along E. Washington Street
- **Access:** Easy connection to Downtown Indianapolis, I-70, and I-65

PROPERTY OVERVIEW

An exceptional opportunity to own or invest in a fully renovated 6,000 SF office building strategically located along East Washington Street — one of Indianapolis' most visible and improving commercial corridors. Renovated in 2025, this turn-key property features high-end finishes, modern systems, and excellent parking, making it ideal for professional users or investors seeking a low-maintenance, income-producing asset.

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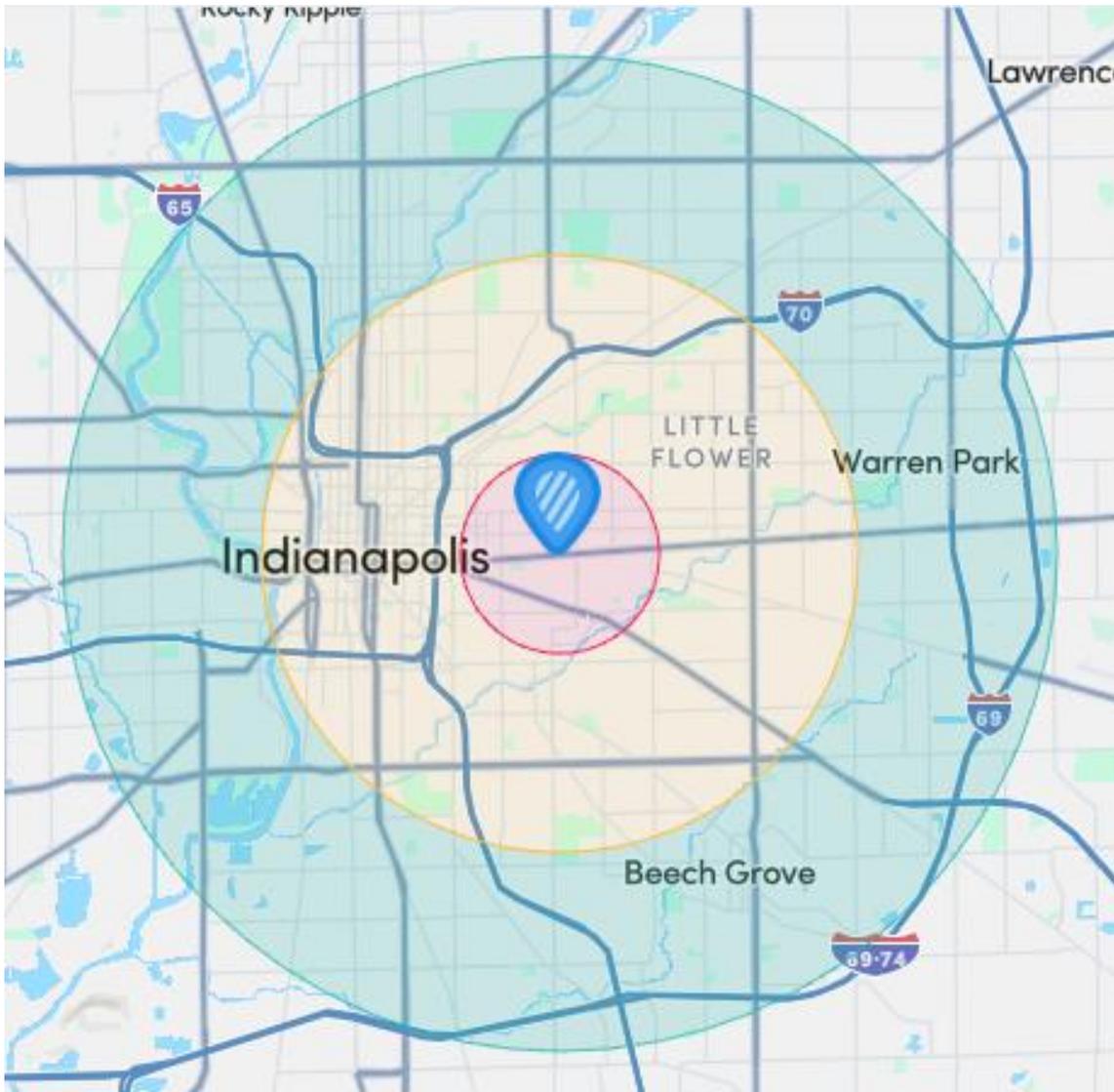


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| Population | 1 Mile | 3 Miles | 5 Miles |
|-------------------|---------------|----------------|----------------|
| Male | 8,178 | 61,355 | 126,866 |
| Female | 7,527 | 59,103 | 128,335 |
| Total Population | 15,705 | 120,458 | 255,201 |

| Age | 1 Mile | 3 Miles | 5 Miles |
|------------|---------------|----------------|----------------|
| Ages 0-14 | 3,238 | 19,775 | 46,714 |
| Ages 15-24 | 1,924 | 15,496 | 36,390 |
| Ages 25-54 | 7,234 | 57,737 | 109,696 |
| Ages 55-64 | 1,685 | 13,075 | 28,447 |
| Ages 65+ | 1,625 | 14,375 | 33,954 |

| Income | 1 Mile | 3 Miles | 5 Miles |
|-------------------|---------------|----------------|----------------|
| Median | \$44,100 | \$57,800 | \$53,700 |
| < \$15,000 | 1,455 | 8,524 | 16,144 |
| \$15,000-\$24,999 | 735 | 5,585 | 12,624 |
| \$25,000-\$34,999 | 551 | 4,823 | 10,514 |
| \$35,000-\$49,999 | 967 | 7,188 | 15,387 |
| \$50,000-\$74,999 | 874 | 7,835 | 17,734 |
| \$75,000-\$99,999 | 598 | 6,764 | 13,130 |
| \$100,000- | 623 | 7,071 | 12,924 |
| \$150,000- | 254 | 2,966 | 4,673 |
| > \$200,000 | 288 | 4,131 | 5,835 |

| Housing | 1 Mile | 3 Miles | 5 Miles |
|-----------------|---------------|----------------|----------------|
| Total Units | 7,936 | 64,876 | 127,583 |
| Occupied | 6,345 | 54,888 | 108,964 |
| Owner Occupied | 2,589 | 22,141 | 46,650 |
| Renter Occupied | 3,756 | 32,747 | 62,314 |
| Vacant | 1,591 | 9,988 | 18,619 |

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