

For Lease New Redevelopment of Irvington Plaza

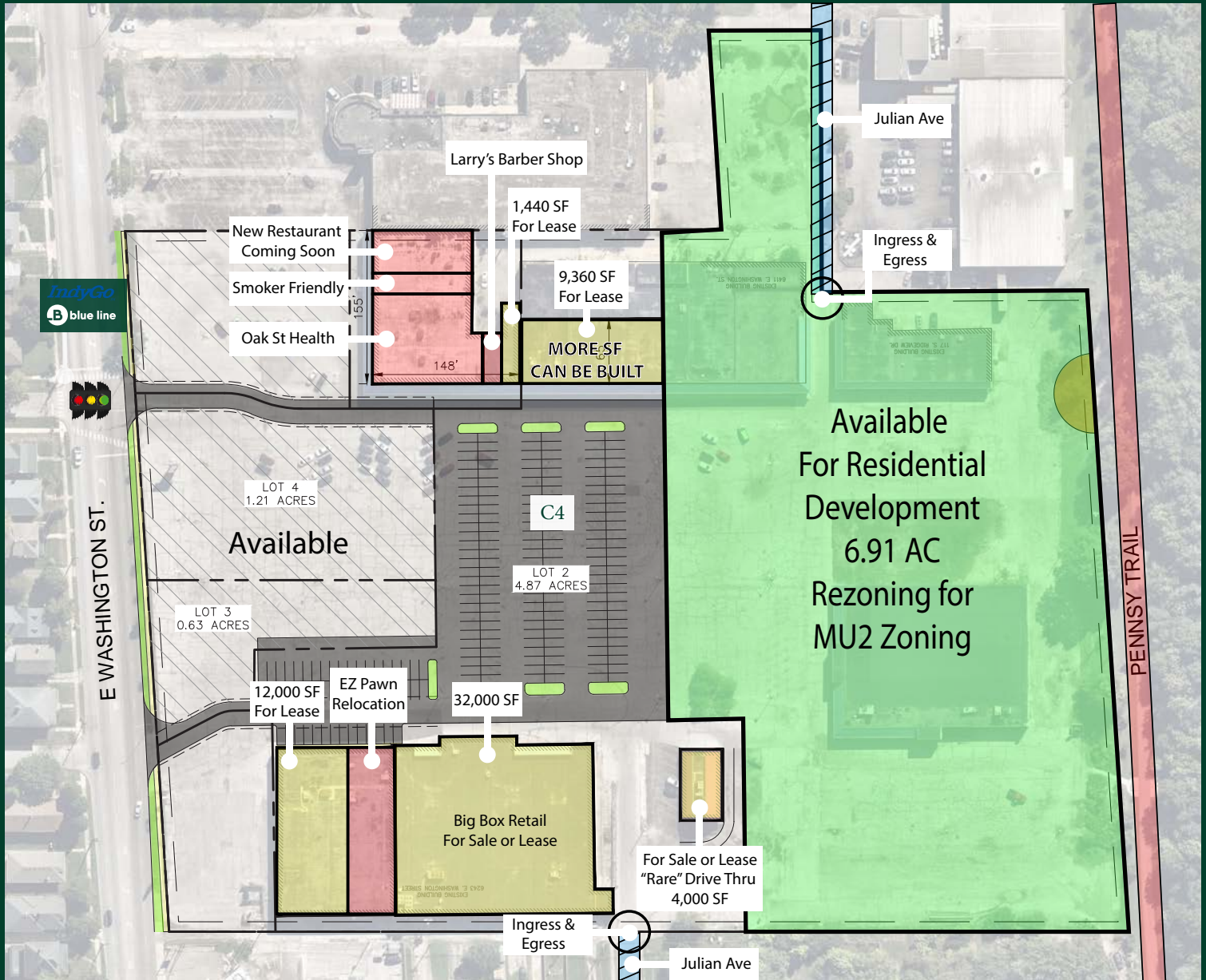
- Available Retail: 57,360 SF
- 6.91 acres rezoned to accommodate residential (Pending)
- A total of 3.24 acres of outlots platted
- Existing 4,000 square foot “Rare” Freestanding Drive Thru for Sale of Lease
- Leased Retail: 24,410 SF (“In Place Rent”)

6301 East Washington Street, Indianapolis, IN 46219



Retail with Mix-Use, Residential and Health and Wellness

6301 East Washington Street | Indianapolis, IN 46219



Property Highlights:

- + 6.91 acre Parcel (MU2 Zoning - Pending)
- + 3.24 acre platted parcels outlots
- + Available Retail includes 57,360 SF;
 - 32,000 SF former grocery box
 - 12,000 SF shop space on Washington street
 - 9,360 SF in-line shop space
- + 4,000 SF freestanding QSR with drive through
In Place Rent \$336,714 with the following
Tenants;
 - CVS d/b/a Oak Street Health
 - EZ Pawn Corp-500 international store chain
 - The Cigarette Store, d/b/a Smoker Friendly
157 store chain
 - New Lease with Mexican Restaurant
opening in 2025
 - Larry's Barber Shop

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+ **Significant Grocery Leasing Opportunity:** Within the Irvington community and surrounding neighborhoods, residents only have access to two Krogers, both of which do not provide residents with quick access to a high-quality grocer to match the growing demographics of the area.

Demographics For Irvington Plaza

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	8,410	78,070	232,557
Households	3,792	32,402	95,745
Household Income	\$83,370	\$61,265	\$64,080

Demographics For the Primary Trade Area

Population	52,570
Households	22,655
Household Income	\$42,633

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Traffic Counts

East Washington St	20,362
Shadeland Ave	21,738
Arlington Ave (East Wash intersection)	16,392

- + **U.S. Postal Service Mega Center:** The U.S. Postal Service is planning to build 60 new regional processing centers. As a part of Postmaster General Louis DeJoy's \$40 billion 10-year plan to add to overall staff and improve working conditions, Irvington will be the recipient of a repurposed mega-center that can process, sort, and send out for delivery mail. The first targeted cities for this program include Atlanta, Indianapolis (Irvington), and Atlanta.

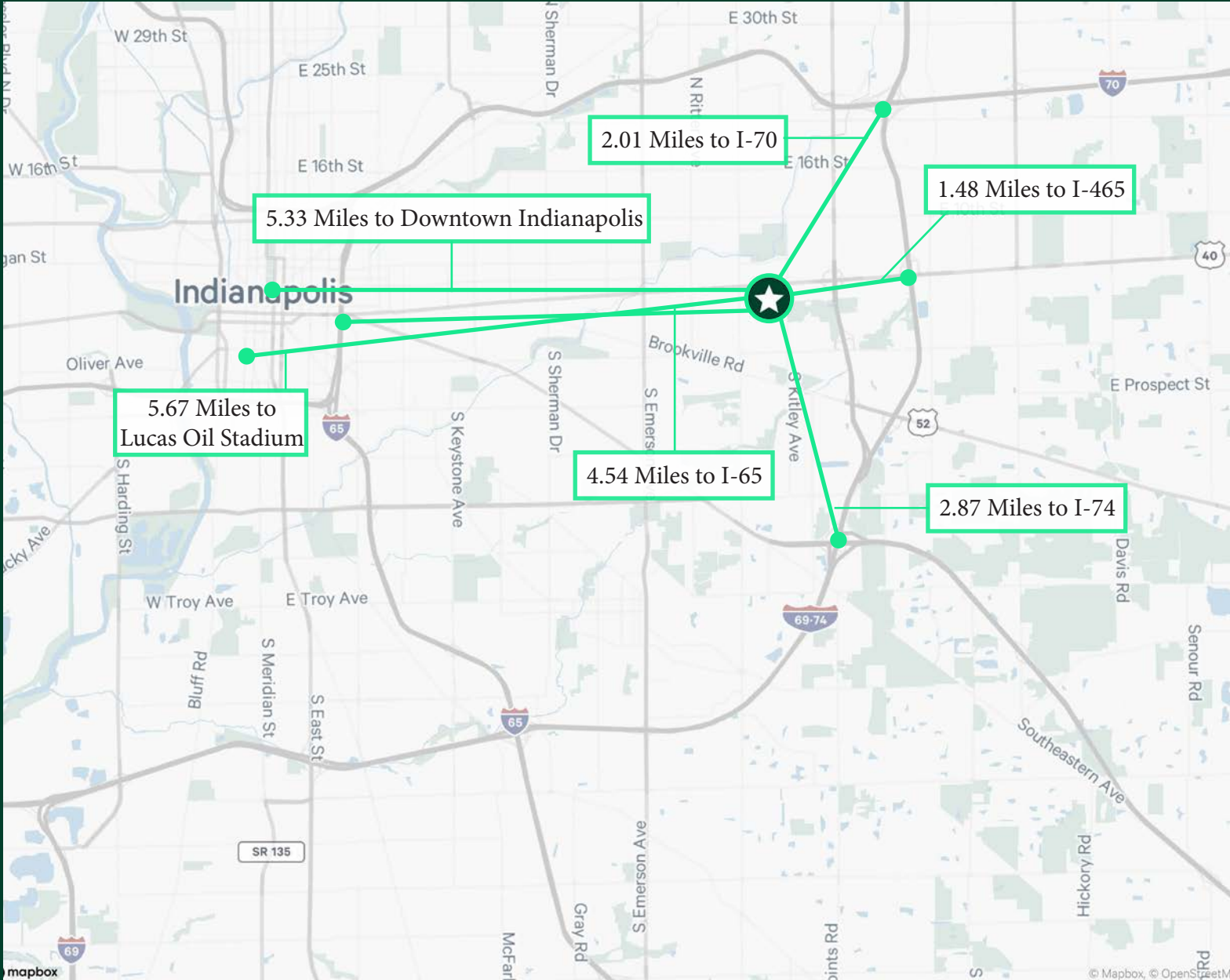
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- + **Penny Trail:** The Penny Trail is an Indiana cross-state multiuse trail with 150 miles from Terre Haute to Richmond using the former Pennsylvania and Vandalia rail corridors. Named after the Pennsylvania Railroad Company, this trail provides a place for recreation throughout the entire community.
- + **Blue Line Mass Transportation Stop:** The Blue Line is a massive infrastructure project addressing transit issues, roadway conditions, pedestrian facilities, and drainage. The Blue Line will follow IndyGo's current Route 8, along Washington St. from Cumberland West to the Airport. It is poised to provide better access to work, education, healthcare, restaurants, entertainment, and shopping; and is planned to be opened in 2027.
- + **Monarch Beverage, Inc. Distribution Facility:** Located directly southeast of the Irvington Plaza Shopping Center, Monarch Beverage Company is Indiana's largest distributor of beer and wine. The Indianapolis-based company represents over 500 brands and employs over 600 Hoosiers. This significant investment for Monarch was completed in early 2024 and was developed by Lauth.

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“This is a site that could be a transformational economic development opportunity for the east side”



Developer considering Irvington Plaza as home for Indiana Sports Hall of Fame

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Project Summary

Tallen Capital Partners

The Irvington Plaza is another planned redevelopment by national market's commercial real estate investor, Tallen Capital Partners, LLC. Tallen Capital is a vertically integrated retail, residential and mixed-use investment and development organization operating out of locations in San Francisco, CA San Diego, CA Carmel, IN and Southwestern USA. Tallen Capital is led by industry veteran, Terry Tallen Founder and CEO. Terry Tallen has deep roots in the state of Indiana as an IU Kelly School of Business graduate, co-captain of Indiana's nationally ranked 1979 Holiday Bowl Championship Football Team and benefactor of the state of the art, Terry Tallen Indiana University Football Complex.

Irvington Plaza Story

Redevelopment of Irvington Plaza Shopping Center is one component of the revitalization of Indianapolis east side, which includes the new home ownership of the historic homes, the redevelopment of the former Navistar and Ford Plan located to the south and east of Irvington Plaza.

The redevelopment of Irvington Plaza Shopping center will help kick start the revitalization of the Washington Street commercial corridor.

The envision of Irvington Plaza Shopping Center is to deliver to the Neighborhoods a grocery anchored with other daily and necessity retailers, ie. Household and Hardware, Pet store, Banking, Medical, and the opportunity for locally based retailers to open.

The Irvington neighborhood

- located 5 miles east of downtown Indianapolis
- The median intersection in Irvington is Audubon Road and E Washington which is approx. ½ mile from Irvington Plaza.
- Largest district in Marion County to be listed on the National Register of Historic Places.

Street boundaries of Irvington:

- N-10th Street
- E-Edmondson Drive
- S-English/Brookville
- W-Emerson Ave.

Irvington Demo:

- Residents 11,586
- Households 5,600
- Owner Occupied 63% and increasing
- Median Income-\$64,335
- Median Home Value-\$206,000

Street Boundaries of the Primary Trade Area:

N. 16th
E. I-465
S. Brookville - English
W. I-70/165

Periphery Neighborhoods:

Warren Park	Grace Tuxedo
Christian Park	Little Flower
Bosart Brown	Sycamore Heights
Tuxedo Park	Arsenal Heights
	Englewood

Primary Trade Area Demo

Residents 52,570
Households 22,655
Owner Occupied Housing Units 11,214
Median Income \$42,633
Median Home Value \$143,302

Irvington/Brookville TIF:

"The TIF district allows the east side to tap into the current and future growth with the ongoing redevelopment of the former International Harvester plant and the hopeful redevelopment of the Irvington Plaza. The potential of redeveloping Irvington Plaza is the first step in developing the underutilized and vacant commercial properties along East Washington Street" - City Councillor David Ray co-sponsor of the Irvington Brookville TIF.

New Jobs -

- United States Postal Service - new "mega center" 1.22M SF with a projection of 400 jobs located on Brookville on the former Navistar property
- Monarch Beverage - New \$73M 450,000 SF facility to employ 500 jobs - located in Thunderbird Commerce Plaza

Contact Us

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