

LAND FOR SALE

8623 W. Washington St. | Indianapolis, IN 46231



Commercially Zoned Land with Great Visibility in a Growing Area

Land:	~ 0.90 Acre
Zoning:	C - 3 (Commercial)
Frontage:	~ 86' on W. Washington St.
List Price:	\$150,000

[VIEW PROPERTY ONLINE](#)

Details:

Positioned along the highly traveled W. Washington Street corridor, this offering presents a unique opportunity to acquire approximately 0.90 acres of commercially zoned land in a growing west Indianapolis submarket. The site benefits from C-3 zoning, providing flexibility for a wide range of commercial and service-oriented uses, while its configuration creates an ideal footprint for users seeking a functional, right-sized location with strong visibility and accessibility. The property offers a presence that is increasingly difficult to find—balancing frontage, depth, and affordability in a way that allows for creative site planning and efficient development. Whether for an owner-user looking to establish a long-term presence or an investor seeking a well-located infill opportunity, this site delivers both immediate usability and future upside. The surrounding area continues to see steady commercial activity, supported by nearby residential density, established retail corridors, and consistent traffic flow along Washington Street, one of the primary east-west thoroughfares on the west side of Indianapolis. Currently vacant, the property provides a clean slate for development without the constraints of existing structures. Opportunities of this size, zoning, and location, especially along a major corridor, are increasingly limited.

NAI Cressy

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3502 Woodview Trace, Suite 250, Indianapolis, IN 46268

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Jack Whitlock
Broker

D 317.997.5952
jwhitlock@cressy.com

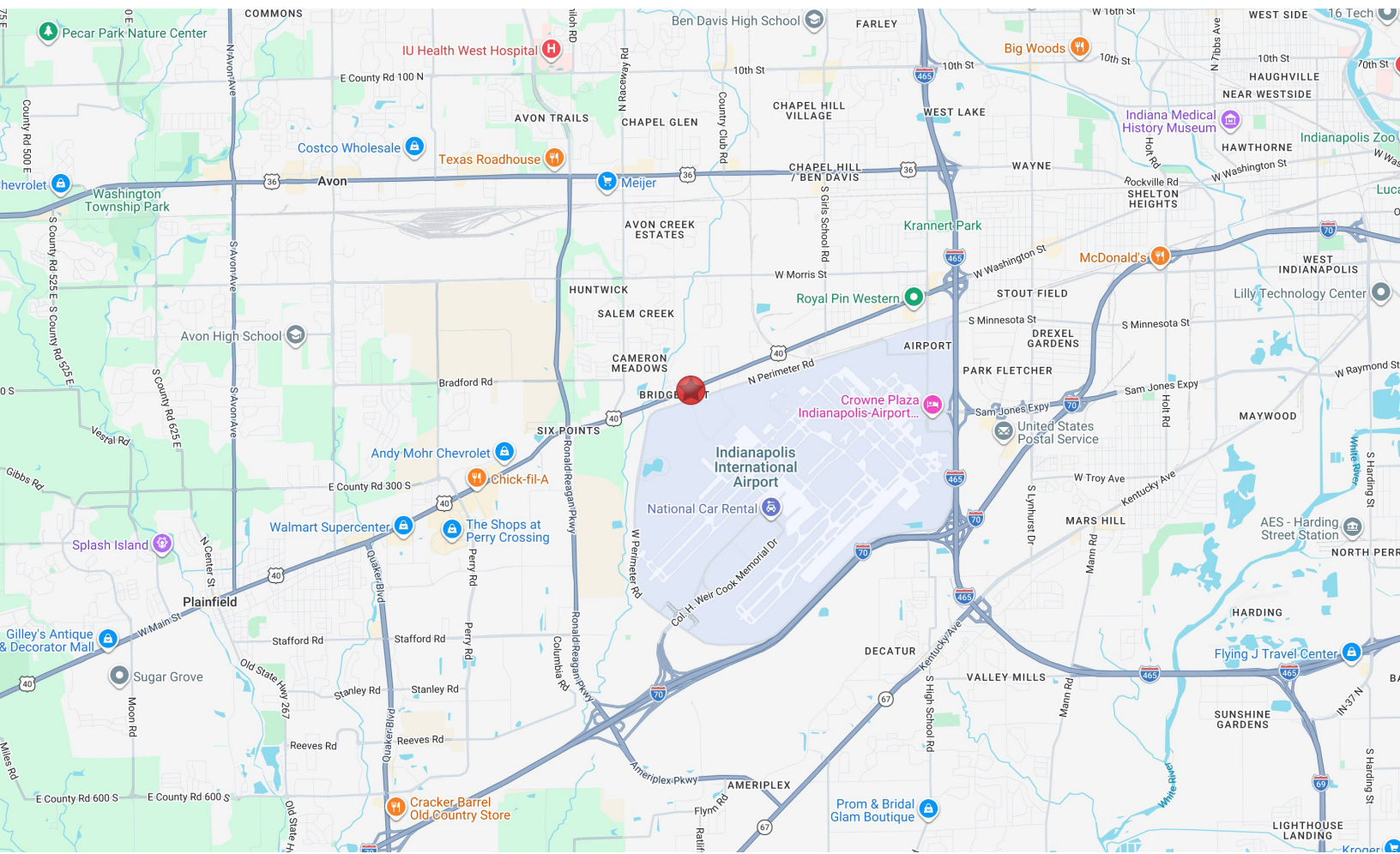
Andrew Follman, CCIM
Market President

D 317.566.5614 | C 317.294.3576
afollman@cressy.com

LOCATION OVERVIEW

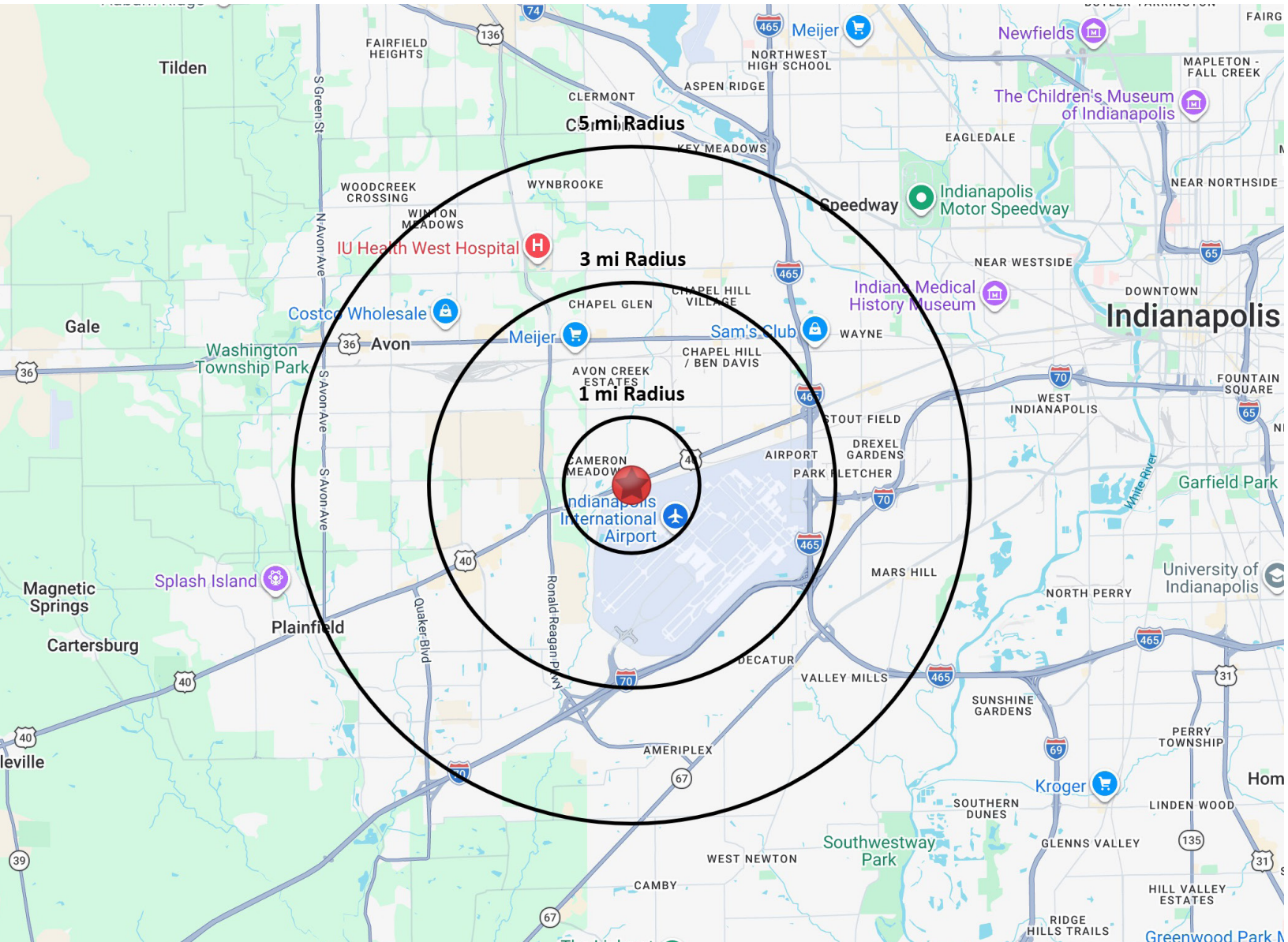
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Positioned along Indianapolis' busy westside corridor, this 0.90-acre commercially zoned site at 8623 W. Washington Street offers outstanding visibility and accessibility in a high-traffic location along one of the area's most traveled thoroughfares. Surrounded by a strong mix of commercial businesses, industrial users, and established development, the property is ideally situated for retail, service, office, or flex commercial use. Just minutes from Indianapolis International Airport and with convenient access to I-465 and I-70, the site provides excellent connectivity to downtown Indianapolis, regional transportation routes, and the greater metro area, making it a strategic location for businesses seeking both exposure and accessibility.





POPULATION

1 MILE	4,751
3 MILE	30,835
5 MILE	148,580



NUMBER OF HOUSEHOLDS

1 MILE	1,629
3 MILE	11,766
5 MILE	56,684



AVERAGE HOUSEHOLD INCOME

1 MILE	\$91,999
3 MILE	\$92,324
5 MILE	\$94,206



MEDIAN HOME VALUE

1 MILE	\$214,934
3 MILE	\$213,256
5 MILE	\$227,888