



COMMERCIAL REAL ESTATE



OWNER-USER COMMERCIAL OPPORTUNITY

817 East Tipton Street

Seymour, Indiana 47274 — East Tipton / U.S. 50 Commercial Corridor

RDC Commercial Real Estate presents a versatile owner-user opportunity along Seymour's East Tipton Street/U.S. 50 commercial corridor. The approximately 3,220 SF connected building combines finished reception and office areas with showroom and shop space — situated on a level 0.5-acre site with approximately 15,000 SF of 6-inch concrete yard.

±3,220 SF

Total connected building combining office, reception, showroom and shop (subject to field measurement)

0.5 Acre

Level site with approximately 15,000 SF of 6-inch concrete yard for parking, display and operations

Built 2018

Modern construction with customer-facing and service-business functionality in a single connected building

\$575,000

Asking Price — Real Estate Only

Ryan Brand | Principal Broker
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PROPERTY OVERVIEW

Property Specifications & Site Details

The subject property at 817 East Tipton Street is a single-campus connected commercial building offering finished customer-facing space alongside functional shop and service areas — built in 2018 and served by public utilities on a level, concrete-improved site.

Address	817 E. Tipton St., Seymour, IN 47274
Total Building SF	±3,220 SF (assessor components 2,520 SF + 700 SF; subject to field measurement)
Land Area	0.5 Acre / ±21,780 SF
Concrete Yard	±15,000 SF of 6-inch concrete paving (assessor year 2020)
Year Built	2018
Zoning	Reported split: commercial front / industrial rear; exact districts and boundaries require buyer verification
Utilities	Public utilities listed
Parcel Number	36-66-17-402-006.000-009
2025-Pay-2026 Taxes	\$5,936.96
Asking Price	\$575,000 — Real Estate Only (± \$178.57/SF)

Site & Building Highlights

- Connected building — reception, office, showroom and shop in a single footprint
- Large concrete yard for customer parking, vehicle display and day-to-day operations
- Level site providing practical access and circulation
- Built 2018 — modern construction with minimal deferred maintenance
- High-visibility U.S. 50 / East Tipton Street commercial corridor
- Public utilities serving the property

Space Breakdown & Potential Uses

1

Reception & Office

Finished customer-facing entrance and administrative workspace suitable for professional or service-business operations.

2

Showroom

Open display area suited for product, vehicle or merchandise presentation directly accessible to customers.

3

Shop Space

Functional service and work area complementing the customer-facing front — suitable for service, repair or light-industrial operations.

4

Potential Uses

Redevelopment, automotive sales/service, showroom, contractor or service business, professional office and related commercial uses — all subject to applicable zoning and approvals.

Businesses, inventory, equipment, furniture and other personal property are excluded from the offering unless separately negotiated. Contact broker regarding any business acquisition opportunity. Zoning classifications, use permissions and site conditions are subject to independent buyer verification.



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INTERIOR PHOTOGRAPHY

Interior Views — 817 East Tipton Street



Reception Area. Finished customer entrance and lobby. Furnishings and equipment shown are personal property excluded from the offering unless separately negotiated.



Office. Private office workspace adjacent to reception. Furniture and equipment shown are personal property excluded from the offering unless separately negotiated.



Showroom. Open customer-facing display area. Inventory and display items shown are personal property excluded from the offering unless separately negotiated.



Shop Space. Service and work area. Equipment, lifts and tools shown are personal property excluded from the offering unless separately negotiated.



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LOCATION & TRAFFIC

Site, Corridor & Traffic Overview

817 East Tipton Street is positioned along Seymour's primary east-west commercial corridor, linking downtown Seymour with the I-65 interchange area. East Tipton Street/U.S. Route 50 is the city's principal arterial for retail, automotive, service and commercial activity.

Corridor & Access

East Tipton Street / U.S. 50 connects downtown Seymour with the I-65 commercial area, providing continuous east-west arterial access across the city's primary commercial spine. The property benefits from direct frontage on this high-traffic corridor serving automotive, service-industry and retail businesses.

I-65 Interchange Proximity

The East Tipton/U.S. 50 corridor terminates at the I-65 commercial node — Seymour's primary regional retail and hospitality hub — extending the property's commercial context.

Downtown Seymour Connection

The corridor links directly into downtown Seymour to the west, integrating the property into the city's established commercial fabric and municipal services area.

Automotive & Service Corridor

East Tipton Street is an established destination for automotive, contractor, showroom and service-industry businesses — complementary to the subject property's building program.

U.S. 50 / East Tipton Corridor Traffic

28K–32K

Vehicles Per Day

Reported corridor range for U.S. 50 / East Tipton
Street

Nearby Commercial Anchors

- I-65 interchange commercial node
- Established automotive and service dealers along U.S. 50
- Downtown Seymour municipal and retail core
- Regional retail, hospitality and food-service operators



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AERIAL VIEW

Aerial Overview — 817 East Tipton Street



Aerial view of 817 East Tipton Street, Seymour, Indiana. Subject property outlined in yellow. U.S. Route 50 / East Tipton Street visible along bottom of image. Source: aerial imagery for illustrative purposes only.



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MARKET DEMOGRAPHICS & CONTACT

Seymour, Indiana — City Demographics

The following demographic data reflects the City of Seymour corporate limits and is provided for general market context. Data is sourced from U.S. Census Bureau QuickFacts.

22,450

Population

City of Seymour estimate, July 1, 2025

8,382

Households

2020–2024 estimate

\$64,426

Median HH Income

2020–2024, in 2024 dollars

\$721.6M

Retail Sales

2022 retail sales — Seymour city

2.62

Persons per household, 2020–2024

59.9%

Owner-occupied housing rate, 2020–2024

64.5%

Labor-force participation, age 16+, 2020–2024

Contact the Listing Broker

Ryan Brand

Principal Broker

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817 East Tipton Street | Seymour, IN 47274
\$575,000 | ±3,220 SF | 0.471 Acre | Built 2018
Real Estate Only

*RDC Brokerage Services, LLC d/b/a RDC Commercial Real Estate.
All information believed reliable but not guaranteed.
Measurements, zoning, uses, access and property condition
subject to buyer verification. Businesses, inventory, equipment,
furniture and other personal property are excluded from the
offering unless separately negotiated.*

Source: U.S. Census Bureau QuickFacts, Seymour city, Indiana.
<https://www.census.gov/quickfacts/fact/table/seymourcityindiana/PST045225> — accessed September 16,
2026. Data reflects city limits only, not a property-radius trade area.