

RETAIL FOR SALE

3464 W 16TH ST, INDIANAPOLIS, IN 46222

3464 WEST 16TH STREET, INDIANAPOLIS, IN 46222



FOR SALE

**KW INDY METRO NORTHEAST**

8555 N River Road, Ste 200  
Indianapolis, IN 46240



Each Office Independently Owned and Operated

*PRESENTED BY:*

**SHARON THOMPSON**

Executive Director

O: (317) 564-7160

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sharonthompson@kw.com

RB#14044406, Indiana

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# EXECUTIVE SUMMARY

3464 WEST 16TH STREET



## OFFERING SUMMARY

<b>PRICE:</b>	\$659,000
<b>BUILDING SF:</b>	3072
<b>AVAILABLE SF:</b>	3072
<b>LOT SIZE:</b>	0.14 AC
<b>YEAR BUILT:</b>	1950
<b>ZONING:</b>	C-4 (with current C-5 variance)

## PROPERTY OVERVIEW

Freestanding retail property located in the Speedway area of Indianapolis. This efficient building is situated on 0.14 acres and was built in 1950. The building has 3,400 SF with a large open retail space. It also includes a service counter, kitchenette, offices and a back service / receiving area plus parking. Currently a specialty motorcycle shop with outside vehicle display and cool retro interior design. Excellent opportunity for retail store needing a small shop or receiving area with overhead garage access. Nearby retailers include McDonalds, Dollar Tree and King Ribs. Excellent retail visibility with bus access and foot traffic. Well-positioned along 16th Street, a major thoroughfare leading to downtown and to the Indianapolis Motor Speedway.

- ☑ Freestanding Retail
- ☑ 3,400 SF
- ☑ Built in 1950 with updates
- ☑ 0.14 acres
- ☑ Zoning: Commercial C-4
- ☑ 2023 Roof and Gutters

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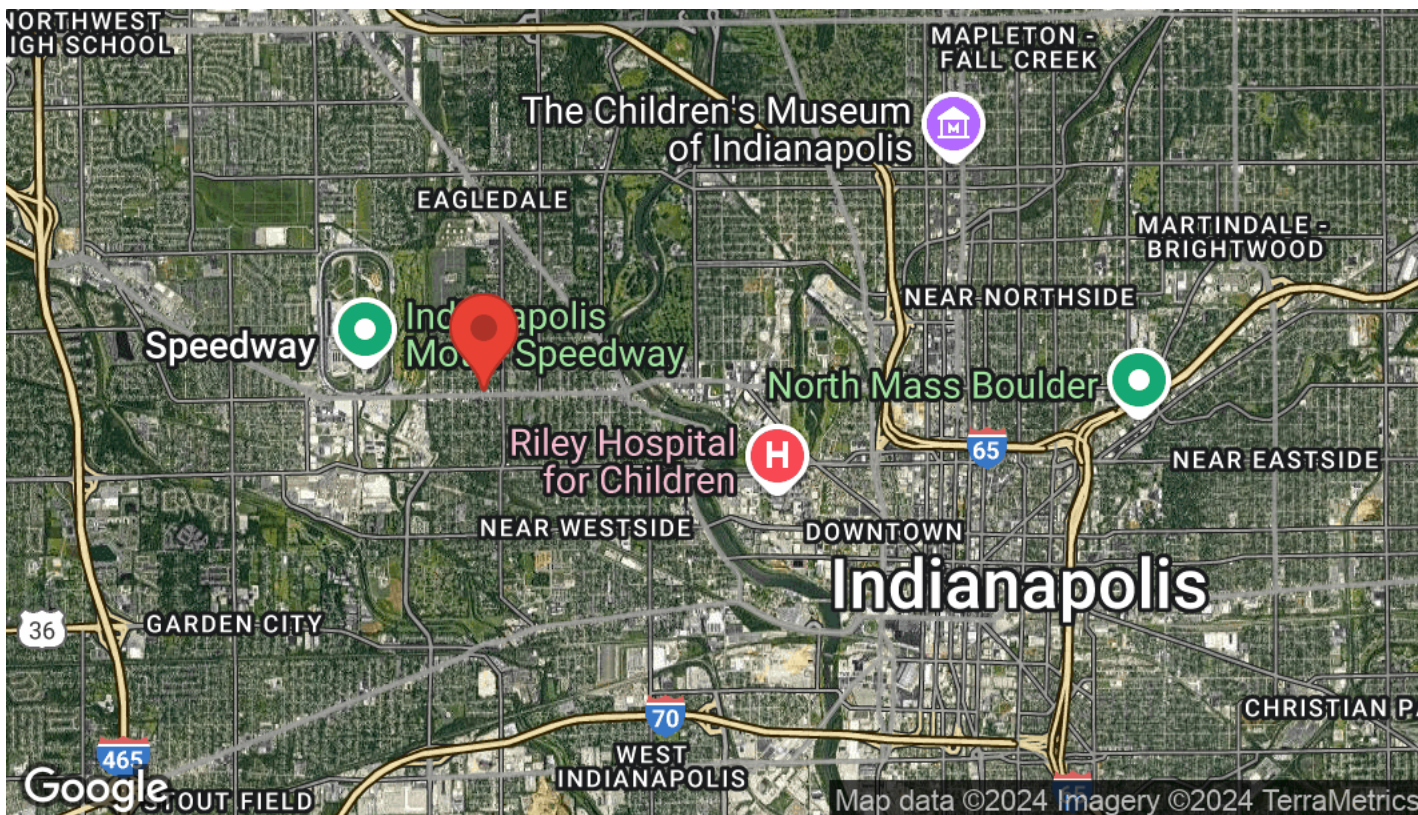
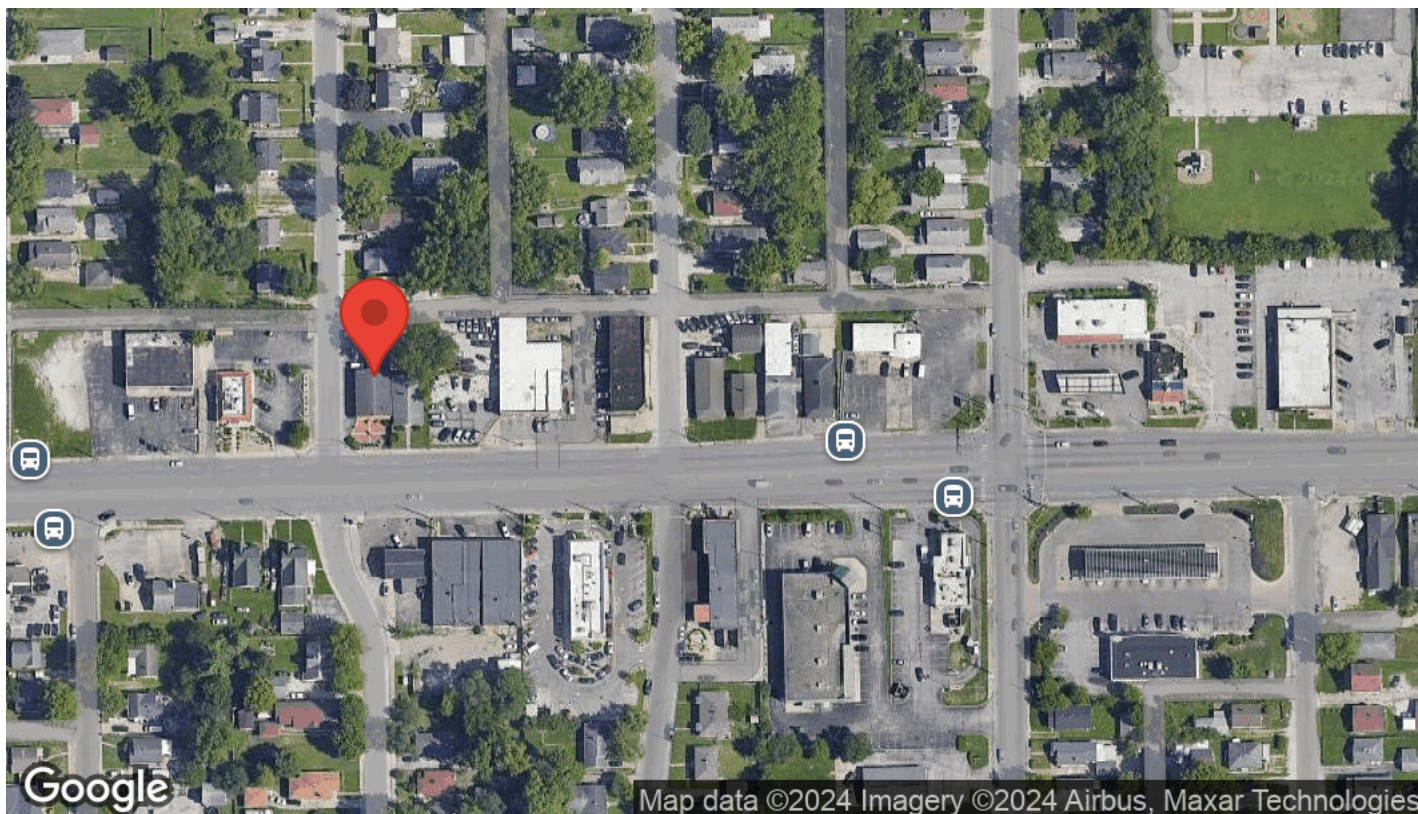
# PROPERTY PHOTOS

3464 WEST 16TH STREET



# LOCATION MAPS

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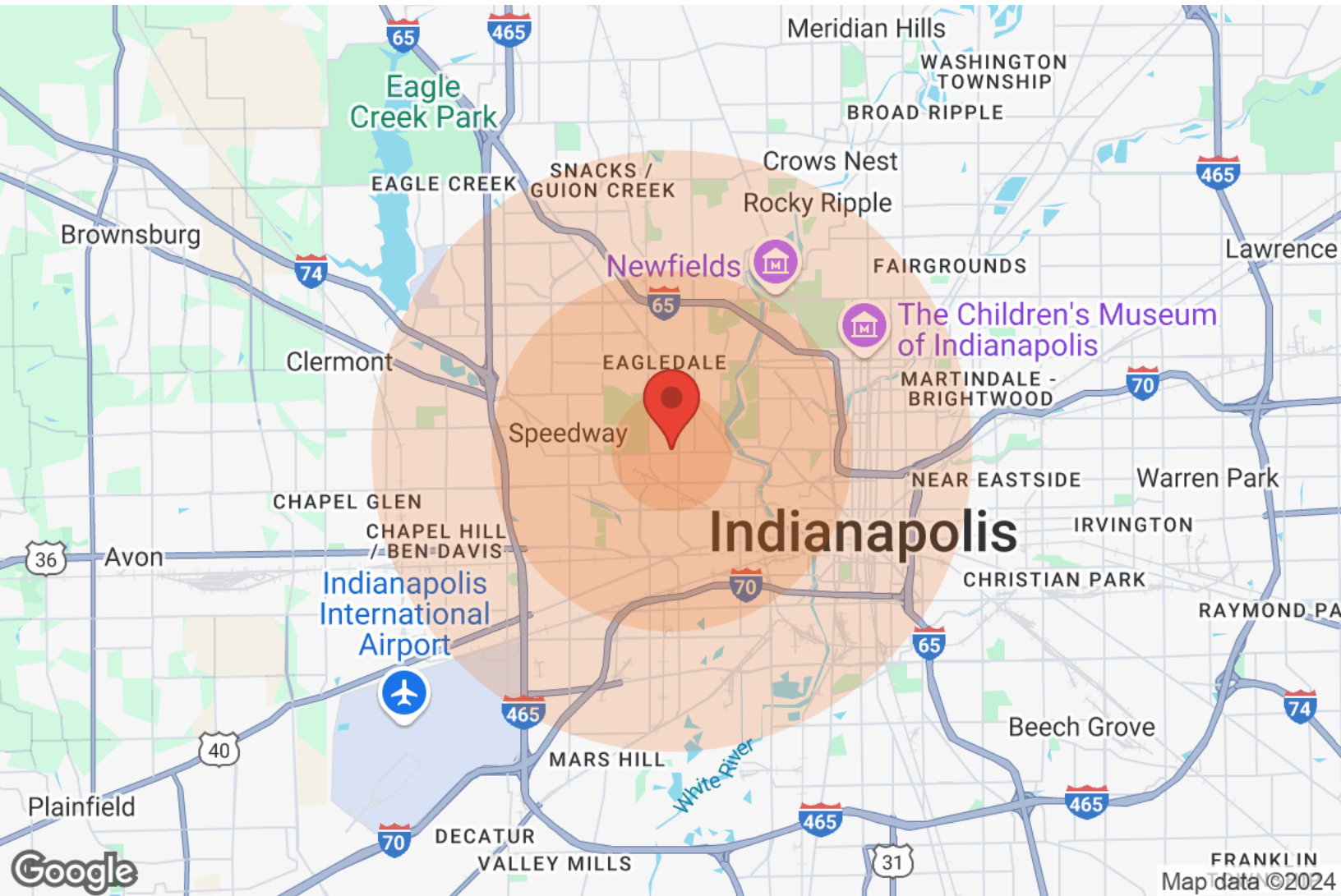


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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	6,086	43,524	120,989
Female	6,374	44,180	125,354
Total Population	12,460	87,704	246,343

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,444	22,106	56,910
Ages 15-24	1,902	12,023	31,637
Ages 25-54	4,976	36,955	104,988
Ages 55-64	1,180	8,382	26,297
Ages 65+	958	8,238	26,511

Race	1 Mile	3 Miles	5 Miles
White	4,628	42,582	126,200
Black	5,543	28,862	87,795
Am In/AK Nat	31	258	347
Hawaiian	N/A	5	15
Hispanic	2,890	21,203	40,308
Multi-Racial	4,506	30,018	59,044

Income	1 Mile	3 Miles	5 Miles
Median	\$27,836	\$30,223	\$33,876
< \$15,000	1,230	7,543	19,427
\$15,000-\$24,999	1,037	6,431	15,417
\$25,000-\$34,999	650	5,382	14,518
\$35,000-\$49,999	759	5,786	16,625
\$50,000-\$74,999	515	5,069	15,523
\$75,000-\$99,999	237	2,154	8,348
\$100,000-\$149,999	95	1,290	6,535
\$150,000-\$199,999	13	252	1,654
> \$200,000	33	93	1,116

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,086	41,678	121,143
Occupied	4,796	34,318	100,911
Owner Occupied	2,362	14,867	46,343
Renter Occupied	2,434	19,451	54,568
Vacant	1,290	7,360	20,232

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