



3319–3323 W. 16th St

Indianapolis, IN 46222



PROPERTY DESCRIPTION

+/- .26 Acres of zoned C-4 property for sale. The property consists of a freestanding building that is approximately +/- 1,200 SF. The property has high visibility along W 16th St., within walking distance to the Indianapolis Motor Speedway and Downtown Speedway nightlife. Located by central Indianapolis, with nearby attractions like Lucas Oil Stadium, the Indianapolis Motor Speedway, and the Indianapolis Zoo, Gainbridge Fieldhouse, and many more!

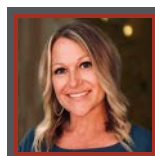
PROPERTY HIGHLIGHTS

- High Visibility on 16th Street
- Minutes from the Indianapolis Motor Speedway
- 3 Miles from Downtown Indianapolis
- Less than 4 miles from I-465
- Zoned C4

OFFERING SUMMARY

Sale Price:	Contact Broker
Lot Size:	±0.26 Acres
Building Size:	±1,200 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	301	1,849	5,264
Total Population	793	4,883	14,173
Average HH Income	\$60,061	\$57,801	\$54,165



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Photos of the Property

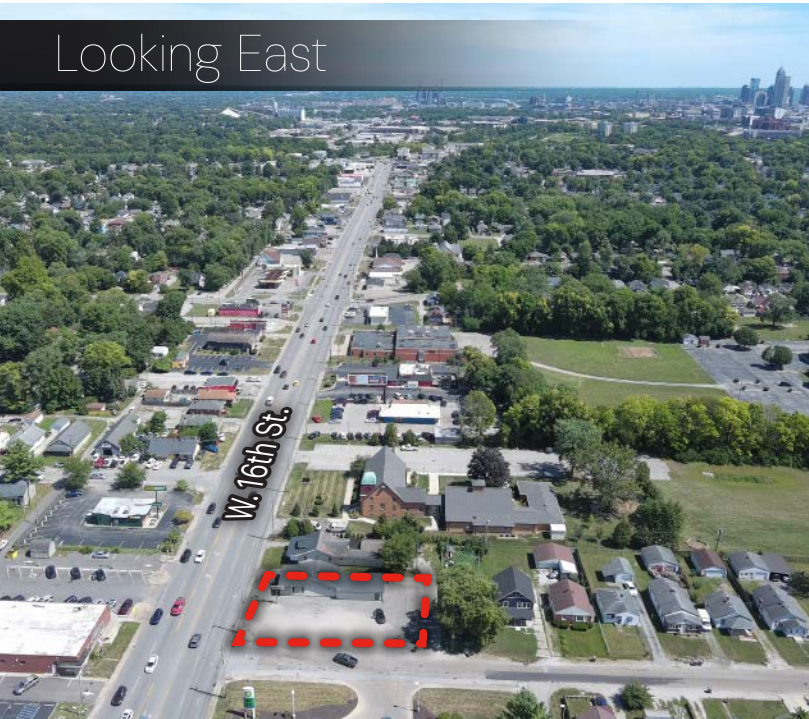




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Photos of the Surrounding Area

Looking East



Looking North



Looking West





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Surrounding Businesses

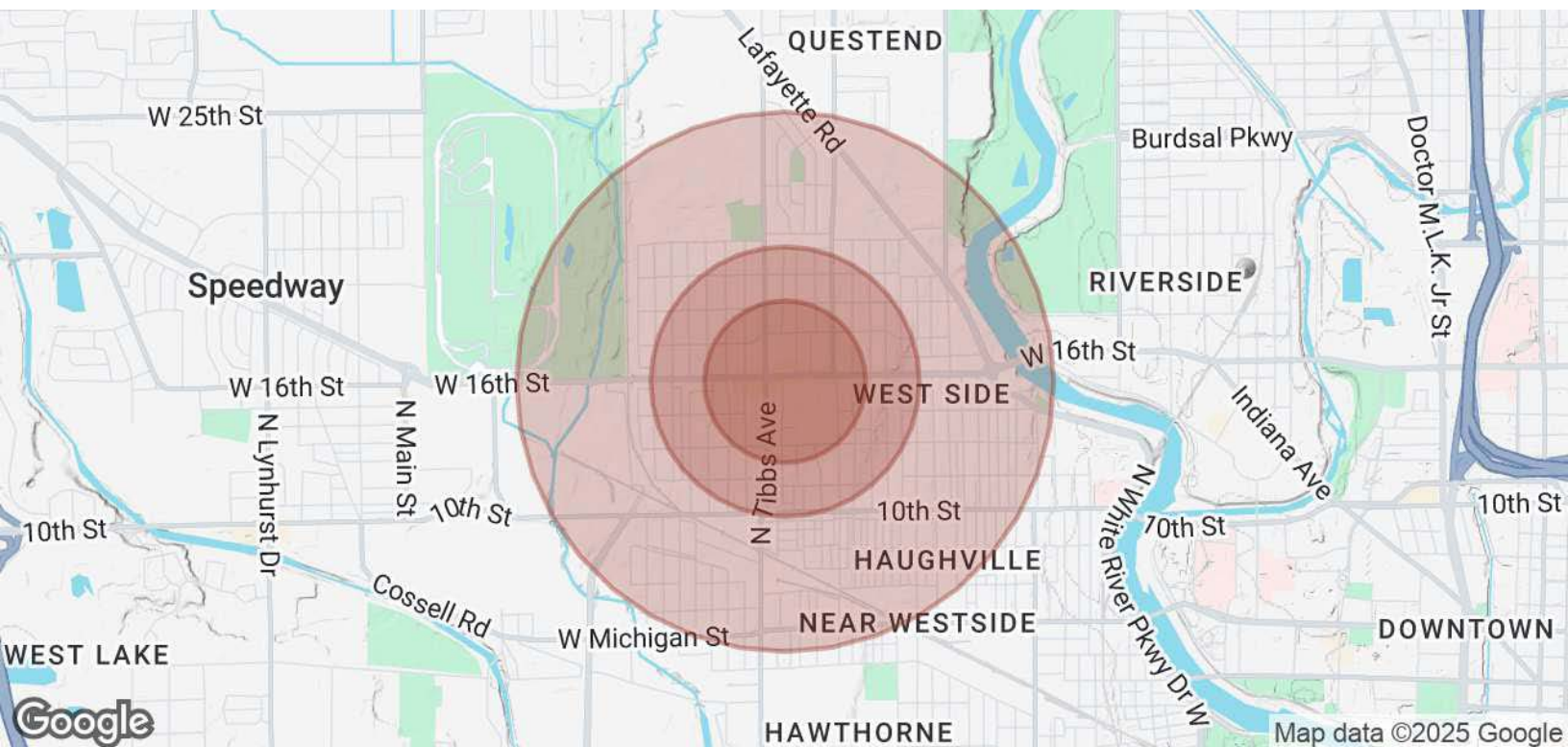




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Demographics



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	793	4,883	14,173
Average Age	37	36	36
Average Age (Male)	36	36	35
Average Age (Female)	38	37	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	301	1,849	5,264
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$60,061	\$57,801	\$54,165
Average House Value	\$128,065	\$137,713	\$140,943

Demographics data derived from AlphaMap

