

3702 W 16th Street

Indianapolis, IN 46222

6,420 SF Building Near Indianapolis Motor Speedway



Property Overview:

This property is located just minutes from Indianapolis Motor Speedway. With C-4 zoning, this location offers flexibility with a wide array of permitted uses, making it ideal for various businesses. Capitalize on the Speedway's high traffic and year-round events.

Property Features

- + 6,420 SF Building
- + Zoned C-4
- + One drive-in door
- + Sale Price: \$395,000

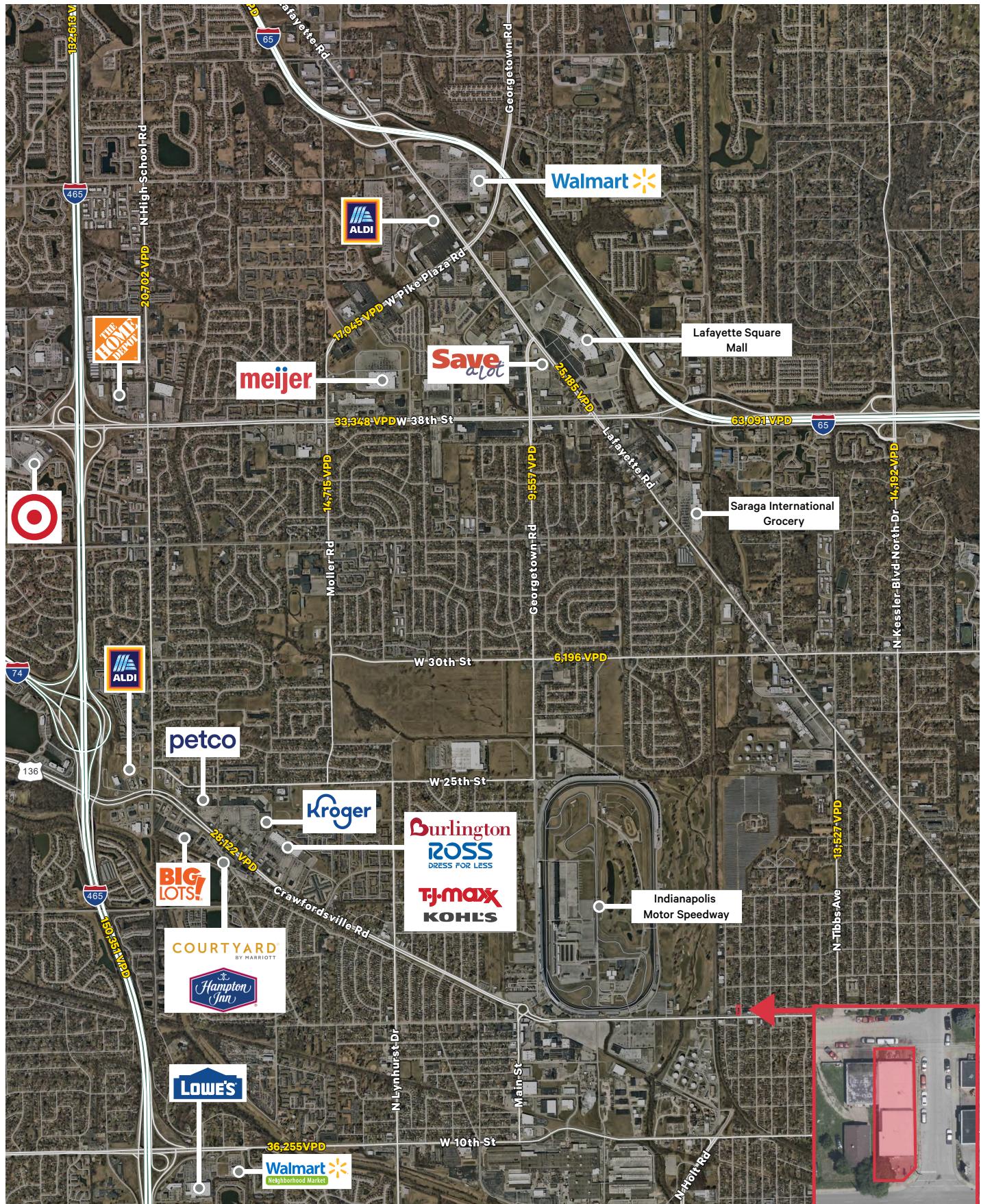
Permitted C-4 Uses:

Day Care, Religious Uses, Training Facility, Medical/Treatment Center, Animal Care, Food and Beverage, Farmers' Market, Consumer Services, Salon Services, Laundromats, Printing Services, Tattoo Parlor, Retail Sales and more...



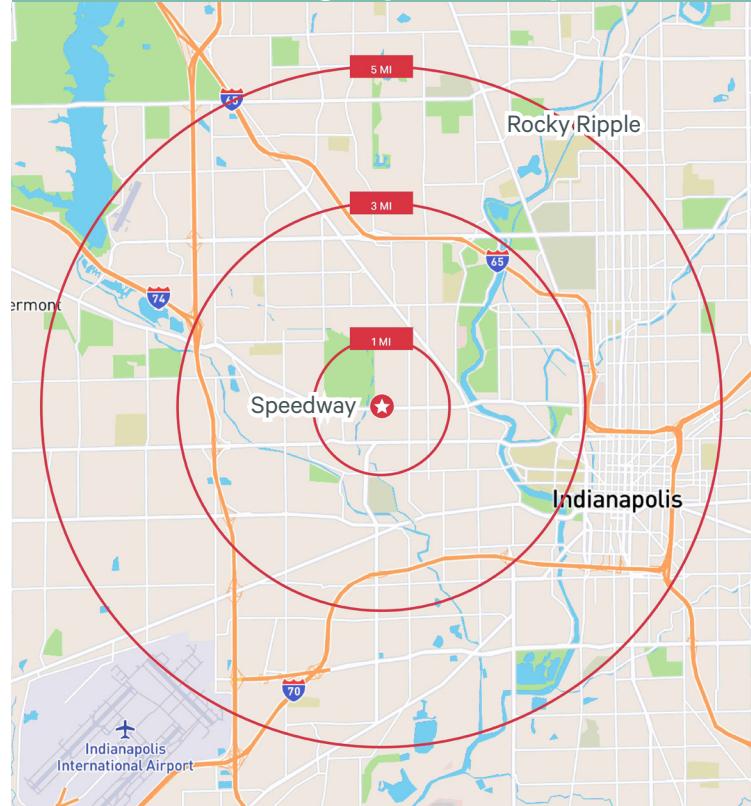
3702 W 16th St
Indianapolis, IN 46222

For Sale





Demographic Map



2025 Demographics	1 Mile	3 Miles	5 Miles
Population	10,828	102,626	258,069
2020-2025 Annual Population Growth Rate	-0.19%	0.16%	0.25%
Households	4,057	39,612	107,358
Household Income	\$55,365	\$69,809	\$84,066
Daytime Population	10,280	113,526	364,657

Contact Us

Jeff Merritt

Vice President
+1 317 269 1040
jeff.merritt@cbre.com

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.