

HARD CORNER SHELBY AND TROY FOR SALE

1121 E TROY AVE. AND 3001 SHELBY

Indianapolis, IN 46203



PROPERTY DESCRIPTION

Located in Garfield Park, this south side property offers excellent visibility and easy access to major corridors. This location benefits from steady neighborhood traffic and proximity to one of Indianapolis's most active community hubs. C-5 zoning allows for a wide range of uses including Gas Stations, Retail, office, and auto related operations. The building was remodeled in 2025, offering a refreshed and functional space for a variety of business types. Well Positioned Shelby St Property is and minutes from I-465, the site provides strong connectivity and the flexibility needed for both investors and owner users.

PROPERTY HIGHLIGHTS

- Hard Corner of Troy and Shelby
- C-5 Zoning
- 2-tenant building remodeled in 2025
- 9 Lots Included

OFFERING SUMMARY

Sale Price:	\$1,000,000
Zoning:	C-5
Lot Size:	0.74 Acres
Building Size:	3,828 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,351	4,988	9,896
Total Population	3,479	13,199	25,930
Average HH Income	\$64,728	\$64,493	\$65,188

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It's Your Vision. Why Wait?



RETAIL FOR SALE

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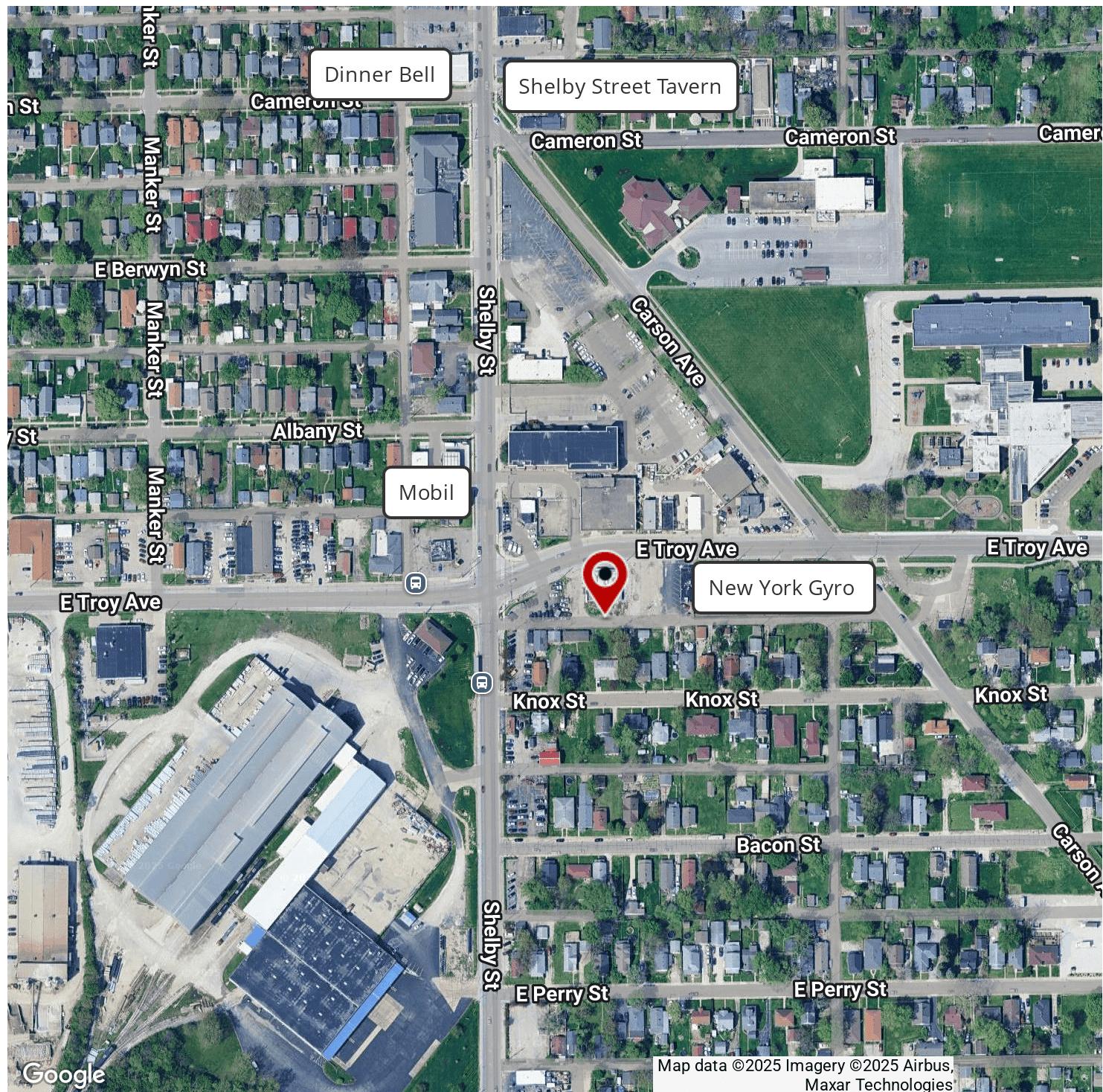


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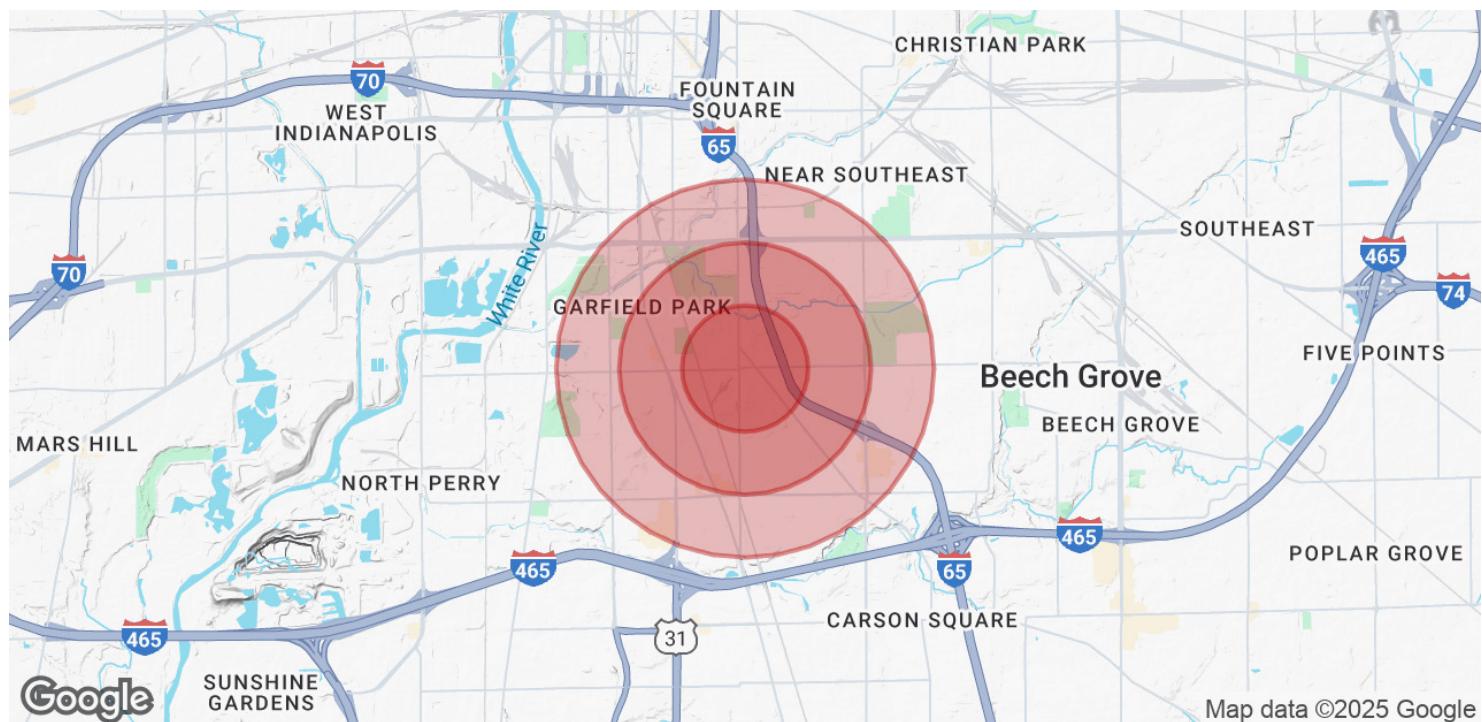


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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	3,479	13,199	25,930
Average Age	35	36	36
Average Age (Male)	35	36	36
Average Age (Female)	36	36	36

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,351	4,988	9,896
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$64,728	\$64,493	\$65,188
Average House Value	\$169,486	\$189,738	\$185,928

Demographics data derived from AlphaMap

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