



2614-2620 W. 16th St. Indianapolis, IN 46222



PROPERTY DESCRIPTION

+/- 0.69 Acres of zoned C-4 property for sale. The property consists of 3 adjoining lots. The property has high visibility along West 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!

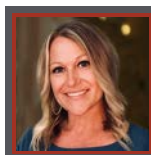
PROPERTY HIGHLIGHTS

- High Visibility on 16th Street
- 3 Miles from Downtown Indianapolis
- Less than 4 miles from I-465

OFFERING SUMMARY

Sale Price:	Contact Broker
Lot Size:	0.69 Acres
Zoning:	C-4

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,195	40,462	107,066
Total Population	13,596	96,970	259,756
Average HH Income	\$56,025	\$71,224	\$79,565



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Looking East



Looking West



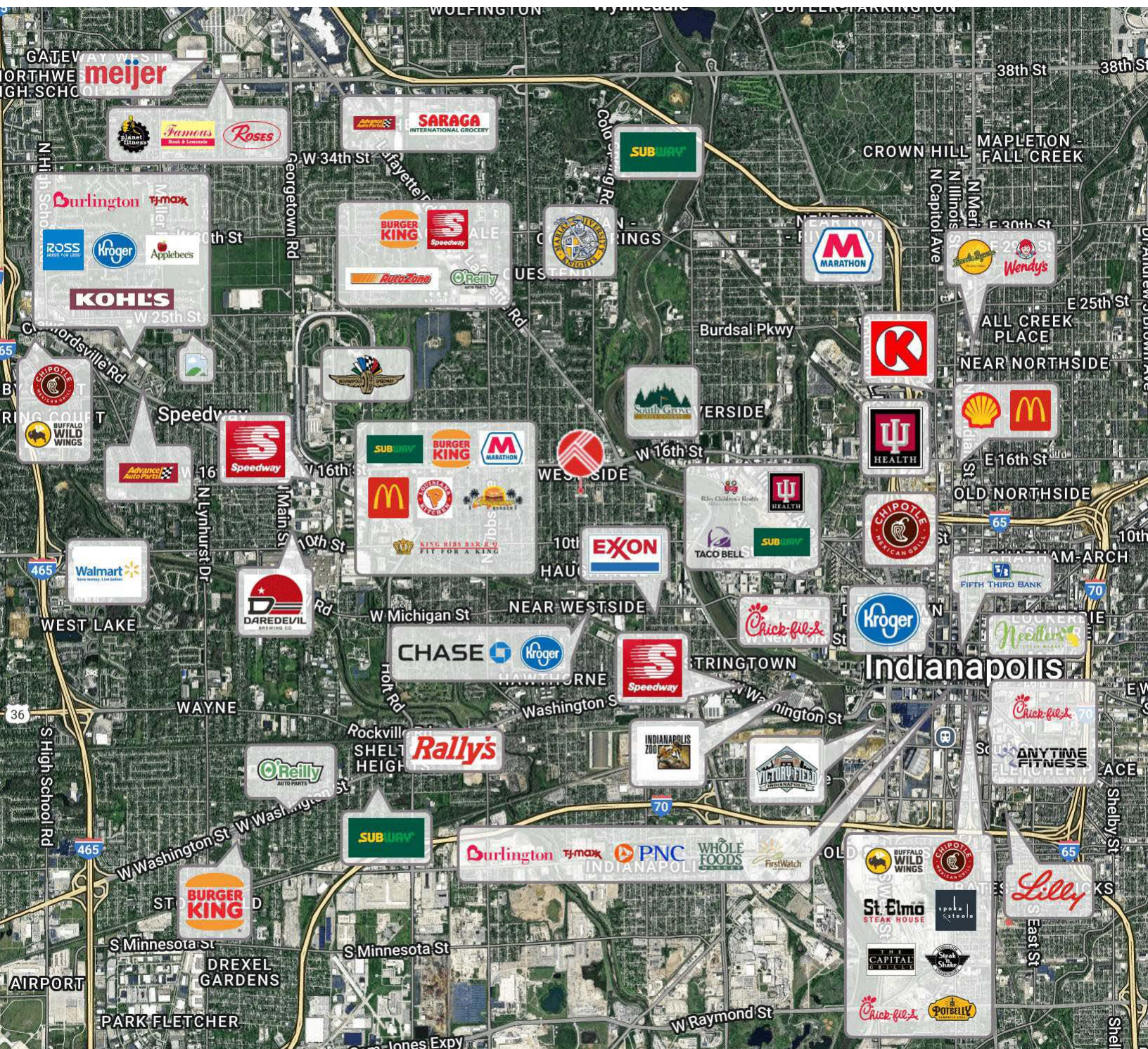
Looking Southeast





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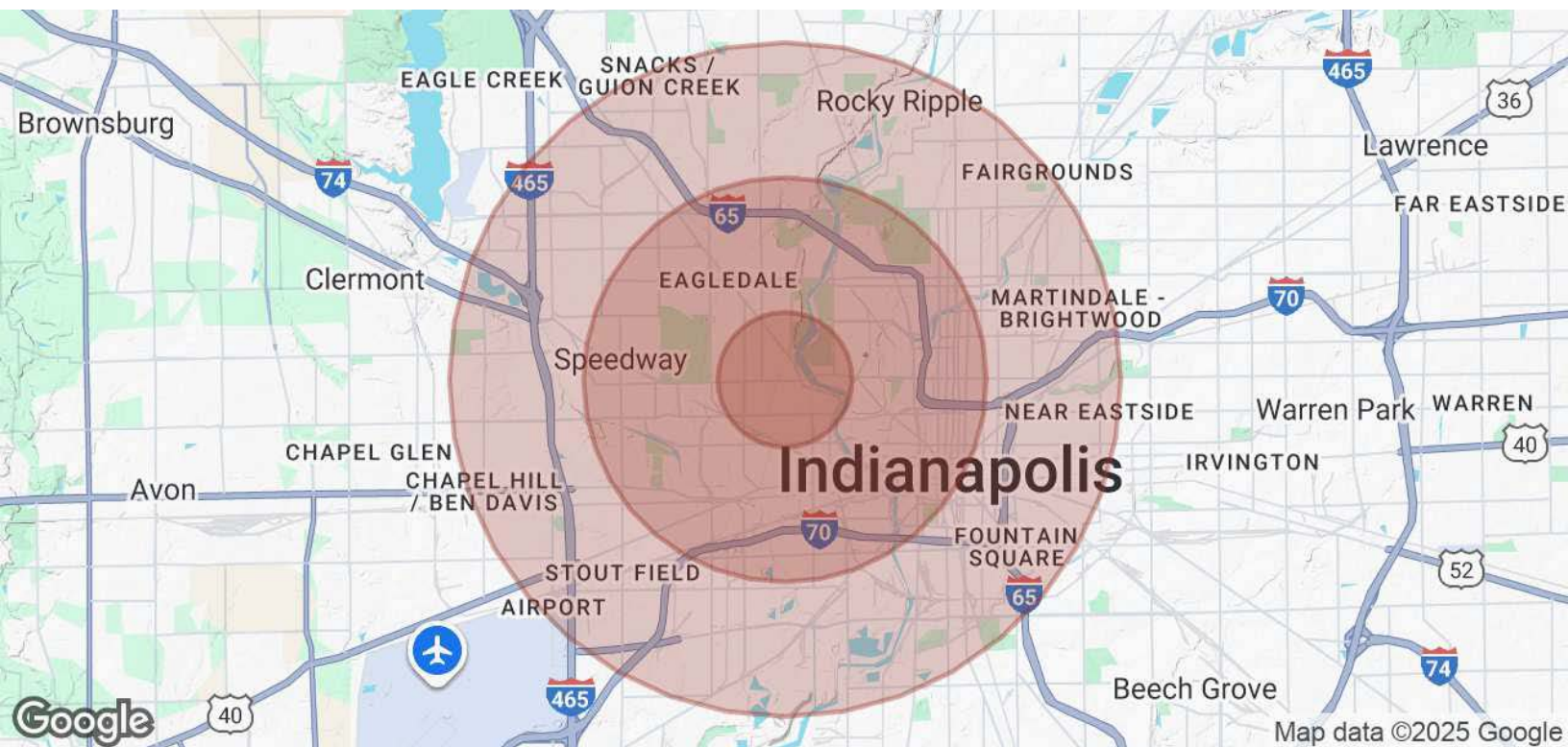
Surrounding Businesses





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Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,596	96,970	259,756
Average Age	36	35	36
Average Age (Male)	35	35	35
Average Age (Female)	36	36	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,195	40,462	107,066
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$56,025	\$71,224	\$79,565
Average House Value	\$139,785	\$255,660	\$265,960

Demographics data derived from AlphaMap

