

For Sale

*Mixed Use
Opportunity in the
Heart of Knightstown*



3,500 SF



0.04 Acre



Commercial



Zoning:
C-1



Year Built:
1978



2 Story



\$212,000



Annie Scott



- ✓ Commercial downstairs
- ✓ Furnished 2-bedroom upstairs
- ✓ Turnkey, currently a winery
- ✓ Located along I-70 corridor
- ✓ Rear parking and ample public parking
- ✓ Average Daily Traffic: 7,245 VPD
- ✓ Motivated Seller!



MIXED-USE OPPORTUNITY!

RETAIL, RESIDENTIAL, FLEXIBILITY

ADDRESS	18 N Jefferson St. Knightstown, IN 46148
PRICE	\$212,000
LOT SIZE	0.04 Acre
BUILDING SIZE	3,500 SF
ZONING	C-1
APN	33-16-33-241-280.000-030
PARKING	Street Parking
TYPE	Commercial



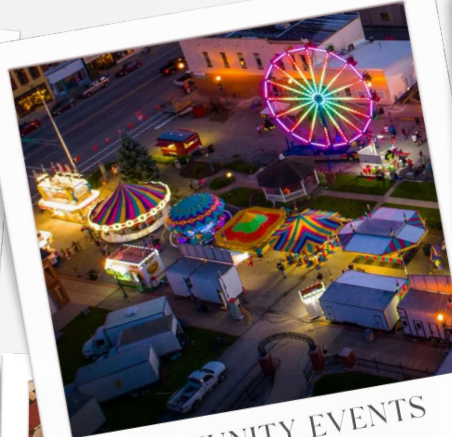
CONTACT US

317-902-8622

Jefferson Lifestyle Overview



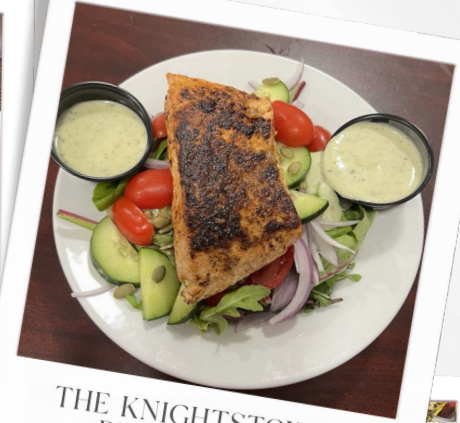
BLOCK AND BREW



COMMUNITY EVENTS



LOS CHARROS D&G
MEXICAN GRILL AND BAR



THE KNIGHTSTOWN
RESTAURANT



CASTLETON SQUARE



MARKO'S BRICKOVEN
PIZZERIA



COMMUNITY EVENTS



THE BURCH TREE CAFE
AND BAKERY

Steeped in history and surrounded by quiet countryside, Knightstown offers a timeless small-town lifestyle where community, simplicity, and tradition still define everyday life. Best known as a classic Indiana town with deep roots and enduring charm, Knightstown provides a peaceful pace of living away from the noise of larger cities. Tree-lined streets, historic buildings, and locally owned businesses create a welcoming atmosphere where neighbors know each other and life feels genuinely connected. At the heart of the community is a strong sense of pride—reflected in local events, school spirit, and the preservation of its historic downtown. From weekend gatherings to seasonal festivals, Knightstown maintains the kind of hometown culture that brings people together. Surrounded by open farmland and scenic rural landscapes, residents enjoy wide-open space, fresh air, and a slower rhythm of life while still maintaining convenient access to nearby communities like Greenfield and Indianapolis for work, shopping, and entertainment.

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THE OFFERING

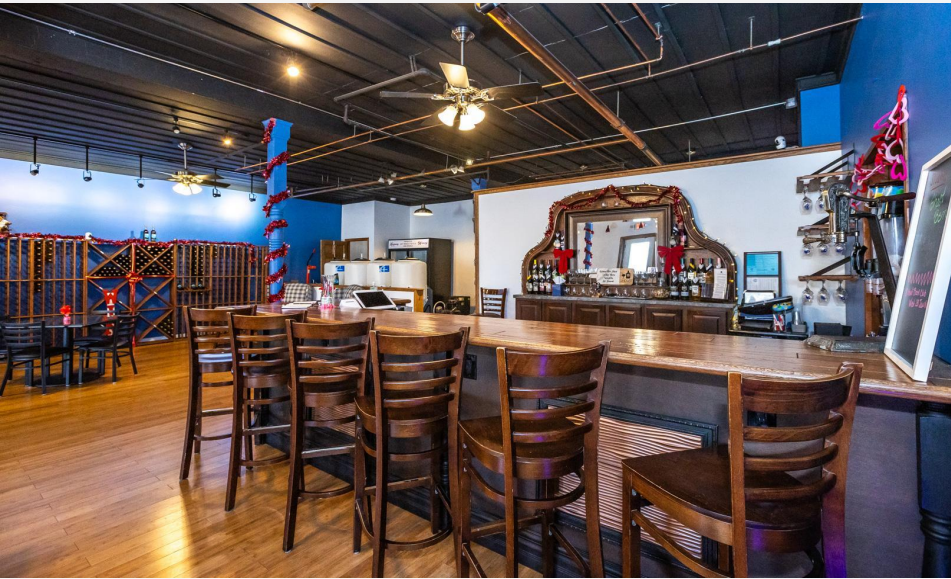
Live upstairs. Operate downstairs. Invest once. Opportunities like this don't come around often—this rare mixed-use property in the heart of Knightstown combines retail and residential in one building, creating multiple income streams and long-term flexibility for an owner-user or investor.

Downstairs, the property features a commercial winery production space (business not included) with a dedicated production area. Equipment may be purchased separately, allowing a buyer to continue the current use or reimagine the space for another retail, food, beverage, or creative concept. Upstairs, the furnished 2-bedroom, 1-bath apartment offers separate utilities, its own address, and independent water and electric—ideal for owner occupancy, short- or long-term rental, or employee housing. A second-floor storage area and attic provide valuable additional space rarely found in properties like this. The building has been thoughtfully updated to reduce future capital expenses. Recent improvements include a new asphalt-shingle roof in 2025, new siding in 2025, attic insulation in 2025, two new furnaces in 2024, a new AC system in 2024, and upgraded plumbing and drainage in 2021.

Parking is a major advantage, with a rear lot where the city is working to create additional parking, plus ample public parking directly across the street at the town square, supporting both residential and commercial uses. Knightstown continues to gain momentum as a smart Central Indiana investment. Positioned along the I-70 corridor, the town offers convenient access to Indianapolis while maintaining a charming, walkable downtown. Ongoing revitalization, support for local businesses, and lower acquisition costs compared to metro markets make this an attractive opportunity for investors seeking growth, stability, and community appeal.

The sky is truly the limit with this property. Would you operate a tasting room, café, boutique, bakery, art studio, or wellness concept downstairs and live upstairs? Lease the apartment for passive income? Build a destination business in a growing town that welcomes new ideas? This property invites you to imagine yourself growing here—both personally and financially.

PROPERTY PHOTOS



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PROPERTY PHOTOS



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OFFERING MEMORANDUM 18 N JEFFERSON ST. 6

PROPERTY PHOTOS



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OFFERING MEMORANDUM 18 N JEFFERSON ST. 7

PROPERTY PHOTOS



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NEIGHBORHOOD MAP



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OFFERING MEMORANDUM 18 N JEFFERSON ST. 9

KNIGHTSTOWN OVERVIEW

KNIGHTSTOWN

- Located approximately 30 miles east of Indianapolis along the historic National Road (U.S. 40).
- Currently transitioning from its long-standing identity as a "bedroom community" into a strategic growth hub within the Indianapolis metropolitan influence.
- The establishment of the **Redevelopment Commission (RDC)** in 2019 allows the town to utilize TIF districts.
- The town has recently modernized its electrical management through the **Indiana Municipal Power Association (IMPA)** and is undergoing a large-scale water utility project.
- Home prices in the Indianapolis-Carmel-Anderson metro area (which includes Knightstown) are projected to rise by roughly **6.6% in 2026**, outperforming many national averages.

ECONOMY

Knightstown's economy has traditionally been supported by its proximity to the agricultural and manufacturing centers of Henry County. However, recent data shows a diversifying workforce:

- **Key Sectors:** The largest employment sectors are **Retail Trade, Health Care & Social Assistance, and Construction.**
- **Major Local Employers:** Notable companies include **Hy-Flex, Hoosier Feeder, and Tomz**, alongside the Charles A. Beard Memorial School Corp.

DEVELOPMENTS

- **The SR 109 Corridor Improvement Plan:** This is designed to open up the northern "gateway" of the town for commercial and industrial use.
- **Proposed Data Center / Tech Park:** A major 585-acre technology park is proposed at the I-70 and SR 109 interchange.
- **Housing Expansion:** The Redevelopment Commission (RDC) has approved new market-rate housing developments, including a 22-unit condominium project on North Adams Street, aimed at attracting young professionals and families.
- **Historic Revitalization:** The RDC is actively seeking buyers for the historic **Masonic Lodge** building to anchor a downtown revitalization effort.



KNIGHTSTOWN ACADEMY



JELLYSTONE PARK



MASONIC HALL

DEMOGRAPHIC SUMMARY

18 N Jefferson St, Knightstown, Indiana, 46148 3

Rings: 1, 3, 5 mile radii

KEY FACTS

7,142

Population

43.2

Median Age



2,941

Households

\$56,955

Median Disposable Income

EDUCATION

5.6%

No High School Diploma



42.4%

High School Graduate

29.2%

Some College/ Associate's Degree



22.8%

Bachelor's/Grad/ Prof Degree

INCOME



\$73,356

Median Household Income



\$36,061

Per Capita Income



\$218,028

Median Net Worth

ANNUAL HOUSEHOLD SPENDING



\$1,757

Apparel & Services



\$154

Computers & Hardware



\$2,911

Eating Out



\$5,902

Groceries



\$6,788

Health Care

BUSINESS



207

Total Businesses



1,575

Total Employees

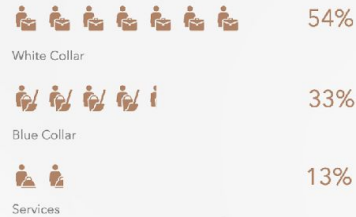
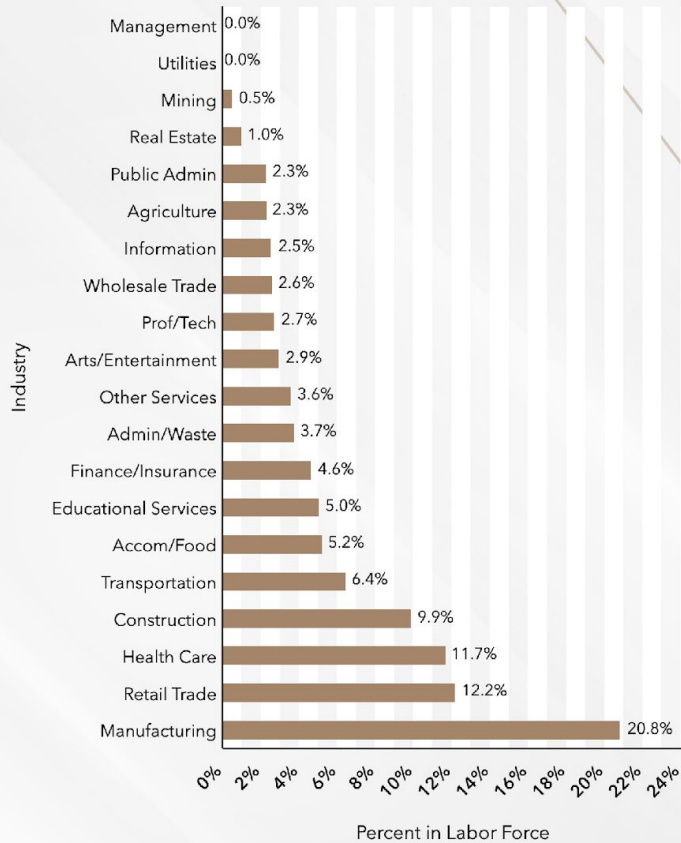
Variables	1 mile	3 miles	5 miles
2023 Total Population	2,569	4,111	7,142
2023 Household Population	2,569	4,111	7,142
2023 Family Population	1,908	3,109	5,596
2028 Total Population	2,553	4,090	7,085
2028 Household Population	2,553	4,090	7,085
2028 Family Population	1,883	3,072	5,514

Economic Development Profile

18 N Jefferson St, Knightstown, Indiana, 46148 3

Ring of 5 miles

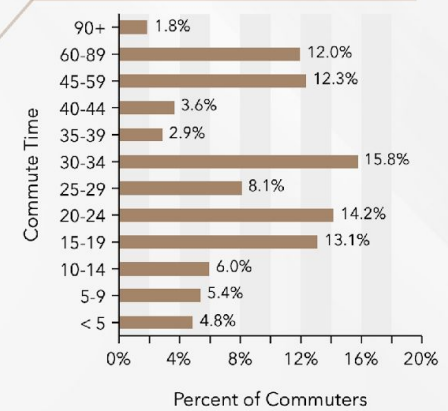
Labor Force by Industry



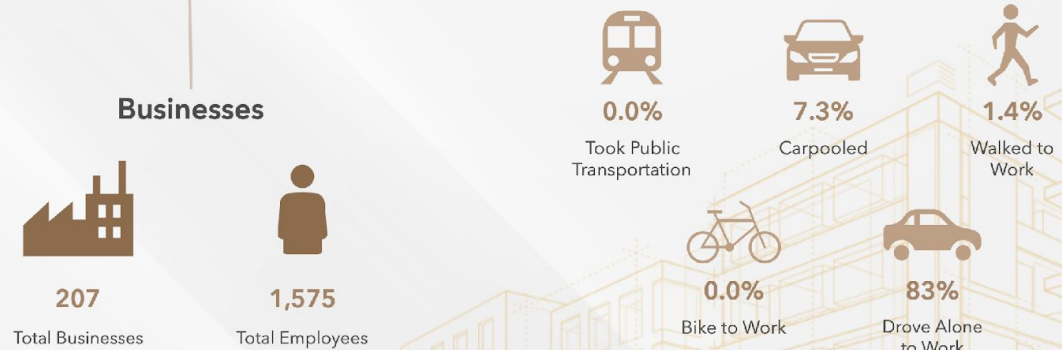
Employment

Workforce Overview

Commute Time: Minutes



Transportation to Work



Businesses



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COMMUTE PROFILE

18 N Jefferson St, Knightstown, Indiana, 46148 3
Ring of 5 miles

This infographic provides information about how population age 16+ travels to work. This data comes from the American Community Survey (ACS) from the US Census Bureau. Read an in-depth analysis on the [ACS documentation page](#).

TRANSPORTATION TO WORK



0.0%

Took Public Transportation



7.3%

Carpooled



1.4%

Walked to Work



0.0%

Bike to Work

WORKERS



3,255

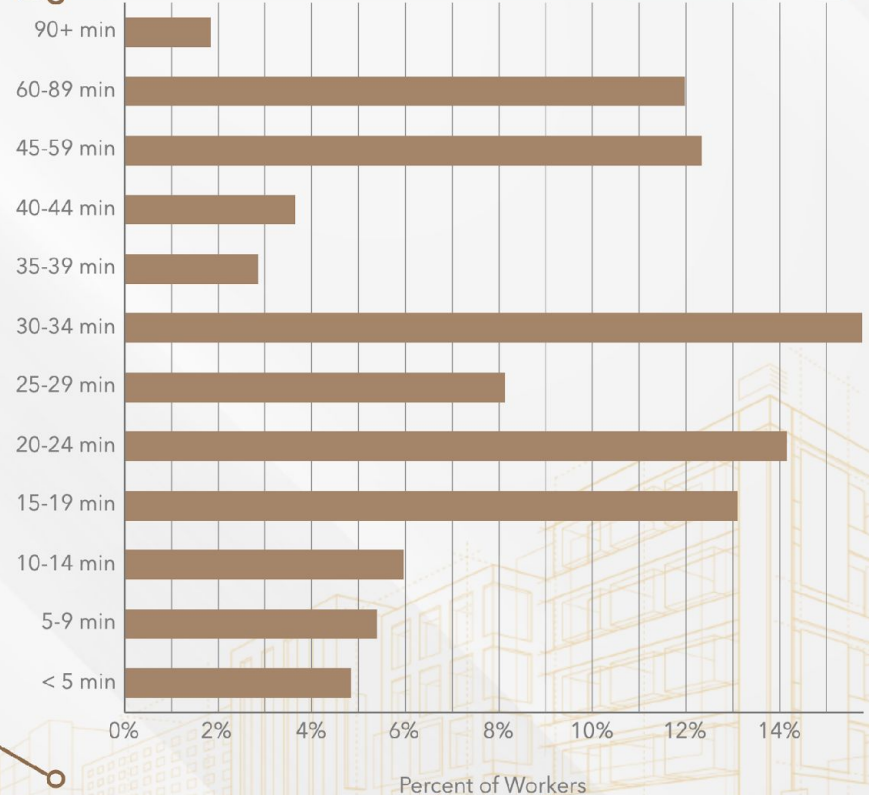
ACS Workers Age 16+



83.5%

Drove Alone to Work

TRAVEL TIME TO WORK



OFFICE MARKET PROFILE

18 N Jefferson St, Knightstown, Indiana, 46148 3
Ring of 5 miles

This infographic provides a set of key demographic, market potential and spending indicators that allow you to quickly understand the market opportunities and demographics of an area that provide powerful decision-making insight about office location.

[Learn more about this data](#)



ANNIE SCOTT REALTY GROUP
Commercial | Residential Real Estate Specialists

PROJECTED ANNUAL GROWTH RATE



-0.16%
Population



-1.31%
Generation Z



-0.65%
Generation X



0.85%
Millennial

INTERNET ACCESS (INDEX)



100

Access to Internet at home



100

Internet at home via high speed connection

LIFESTYLE SPENDING (INDEX)



70

Meals at
Restaurants



82

Entertainment/
Recreation



82

Retail Goods



72

Apparel & Services



79

Home Services

COMMERCIAL FOR SALE

18 N JEFFERSON

KNIGHTSTOWN, IN 46148

EXCLUSIVELY LISTED BY:

Annie Scott

Realtor / Broker

Annie Scott Realty Group LLC / F.C. Tucker

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Email: annie.scott@talktotucker.com



ANNIE SCOTT REALTY GROUP

Commercial | Residential Real Estate Specialists



F.C. Tucker Company

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