

Commercial | Residential Real Estate Specialists



F.C. Tucker Company



1728 W 16TH ST, INDIANAPOLIS, IN 46202



C5 COMMERCIAL FOR SALE

\$919,000



This freestanding office or commercial building, situated on \pm 0.45 acres (\pm 19,689 SF per assessor), presents a compelling opportunity for commercial or industrial use, particularly given its C-5 zoning suitability, which is among the most desirable commercial classifications in Indianapolis. The property is located in close proximity to I-65, offering ease of access and logistical advantages.

Key Features & Strengths:

- Structural Integrity & Layout: The building retains good bones, and the conference room remains intact.
- Location & Zoning: The property is well-positioned for C-5 zoning, allowing for a variety of high-value commercial and industrial uses.
- Site Enhancements:
 - o Completely renovated in 2016 with significant capital improvements.
 - Newly paved and dedicated parking lot.
 - New windows, fencing, and gates added for security and aesthetics.
 - o Drive-in door and dock, along with outdoor storage area for flexible operational use.
 - Monument signage in place for branding and visibility.
- Connectivity & Accessibility:
 - Adjacent to Riverside Regional Park and in proximity to 16Tech, a growing innovation district.
- Interior & Collaboration Spaces:
 - o Features multiple conference and collaboration areas.
 - o Includes an open ceiling and a glass-front conference room that enhances natural light and aesthetic appeal.

Whether you're an investor seeking income potential or an owner-user ready to establish your presence in a booming area, this property presents a compelling opportunity with value-add potential.

Don't miss your chance to own a piece of Indianapolis' urban growth story—schedule your private tour today.

Property Summary

1728 W 16TH ST, INDIANAPOLIS, IN 46202				
Offering Price	\$919,000			
Property Type	Commercial			
Building Size	6,964 SF			
Lot Size	19,689 SF (0.45 Acre)			
Stories	1			
Structural Framing	Steel, Block			
Year Built	1953			
Parcel No.	49-06-34-121-026.000-101			
Zoning	C5			

TAXES	
Tax Year	Total Taxes
2023	\$16,387.68
2022	\$16,387.68
2021	\$15,763.98
2020	\$16,430.96
Parking	28 spaces
Ceiling Height	11.5 Feet
Road Frontage Type	City Street
Year Renovated	2016





Neighborhood Map



Exterior Photos









Conference Room







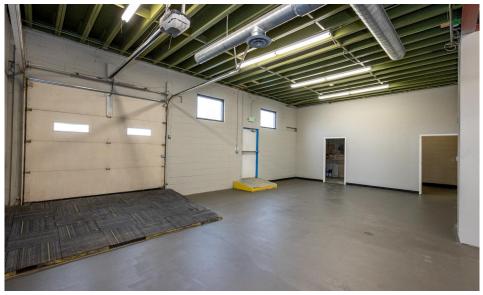


Interior Photos









Interior Photos

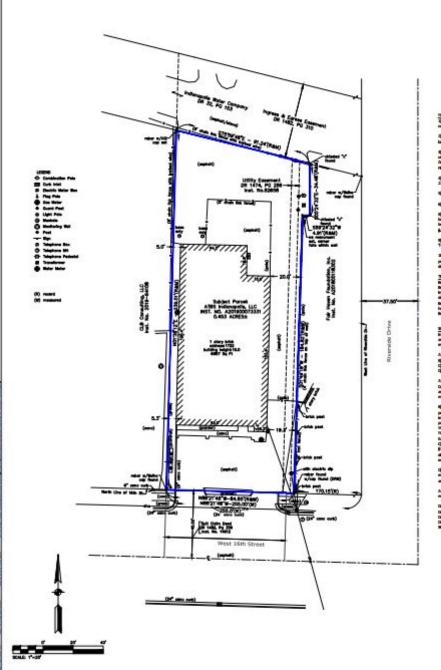








Land Title Survey



NOTES.

1) The plot of an AT (NOTES LANCE TILE SUBVEY was prepared to red on the Yest Arest can Tile bounce or Company committee at Set Electromace to sky Tel No. NOTES 2000-0007 and dated following 21, 2022

\$ this plan of an ALTA/OUTSLANCE TITLE MANUTE represents the conditions at the date of based field actions. Onto of

§ The according of any fiscal housed dists where on this expect is output to map can be accordingly and to any other superties yet has been referred in out to a five most final because the Map. The sufficient and restrict the width of the Control of the state of their sufficient is located as a state of the superficient is pasted as five an Community Part of Thomas (2007)(2017), the control of the superficient is sufficient plant to such a sufficient plant is sufficient.

d) to deaf the step. The beautigs of the earth digit of may bee of West 20th Moret was a scenned to be North 30 degrees. 21 releases 42 concepts West between the managements that otherwise.

1) To information Tuning United Indiana polis Continy Las passed numbers 4 9-00-16-12 3-02 60 00-20 1

If their the booken of an embryoned differ where on the fator borrings since growth of these bodies, but the borrings where the since between the control of the bodies, but the bodies are the control of the bodies are the bodies are the bodies of the bodies are the bodies of the bodies are the bodies are

th transitive dimensions of the buildings are naturior ("footpoint") dimensions and the areas of the buildings are the "restorior" areas.

THE COMMENT REPORTS - FARE S-FARE THOROUGHS

E complete reproductions.

C starts or analysis of the record complete, further start its alphanes, and

D thereful repositional according of the manuscreent.

A) The subject pasted is a past of a larger parod of lard that was personally conveyed to the bibliograph Water Company by dend a control is trade forced 15, Pay 2015. Indeed, past convey some was described and bounded to and along the right-of-way of the concenting streets. The alpha-free years for 20th Monta and Last Research Districts with albertal private patter. Providentations for a relationment and as reconstructs that we were

If the records a factor, indicates account on a secondar here, are shown not all these with different indicates the secondary in the secondary polition elities to the time and correct of the cultiput profet. The distances an prescribe nature and are clusted to relicate the registrate of any inconstructors with occupation or protection their with the dead times of the cultiput

Q the orbition positional acturary (uncertainty due to under enterior resourcement) of any point on the son op-related only of the published by curring all foreign by the present (EMI) cord described to within the qualification for an Union Lawrage (EMT refer to Expert) as defined intellect to 2-124.

As a result of the above discreation, it is my opinion that the uncertainties on the locations of the bres and correst established during this correy are as follows:

08070704

Containmentale rates in times of composition one "A", distancy Control to one parties with the contribution to the "A shades, Due to a military with a moreous ment as which the operation for an Units of Large (D. Offenter 10) peoples defined in

Modern areas horners		46 %
DAY IS TO BE SHOWN	17	Name of Street
	MONEY.	Seese.
Name and April 2015	Standard .	N. App.
Michigan Court Swiffered years	2015	10.5
Motors visit of fide and	10.6	16.6
Reduce this transfered years.	10%	18.6
Mintered by But was sent .	104	10.0
Street, see touristic part	104	12.6
	000000	
	MONO.	COMPACT
Souther South Soldings and Southern	44.95	416
Manager mager storiger report part and	18 %	316
This Todale is an automorphy of contracts the first and distribute Chinasters	Security of	or to Chapter

(190) 20110. According to the Indianaphi-Filaine County (ID subsite the party or of a count Call (Descript Commercial District) a Company, to the darky theory of the salt of and of a county.

A part of the fractional Equitor of the chief 4, Township 2 Stackly, Responding to the former transfers focuses or Company of the Country Stack on Country Stac

Registering at a paint on the thirth busishing of West States shiftener, or dipolate of languages, 1761.1 first West of the elementation of the West business of that themsels below, and cast beach business of West States of the Messes, and cast part of languages are upon the constituent corner of that part of the ordinals in the Marrianty Dead reception on businesses. Number SP-CE DEST to the Office of the Received of Marian Deads, business these Nath States are not included. counts West (proceed) \$1.50 feet along the footh boundary of gall West Marketh Steed to the continent comer of that proof decolated in the Warshity Deed recorded as brahament Number 200-0102.01 in gold office of the but pract droubles in the Varianty Device mandered as incharment Standard 2005-000.01 in valid office of the more by them called the Stayment Standard 100 counts to 100.00 to the stay because the count devocated intile Variants (Start or counts that 100 counts to 100 counts (Start Order counts) counts through State State stayment Western 2.0 or counts that 100 cells are due to the counts for or counts of the stayment stayment countries of the counts that 100 cells are due to the counts of the state countries through to the readon of covered in stayment described in that what Devel countries is destructed. Transfer the countries of the stayment transfer to 100 cells (State or countries) and the countries of the countries of the countries of the stayment transfer to 100 cells (State or countries) and the countries of the cou

CONTROLOGY
This plant of an ATATATA STATE STATE THE STATE THE CONTROL AND STATE AND ST

to A TRA bedience die, LLC; For trains Testinal Performance, LLC; and Fest Armedia of the Bours are Company



the documents and advices impetited with about samples agreement and.

The plat was prepared under the direction of Yang L. Holla E.

ATBS Indianapolis, LLC

1722 West 16th Street Indianapolis, IN

ISSUANCE INDEX

SCRIPTION	DATE

ALTA/NSPS LAND TITLE SURVEY

1 of 1

DEMOGRAPHIC SUMMARY

1728 W 16th St, Indianapolis, Indiana, 46202

Rings: 1, 3, 5 mile radii

KEY FACTS

5 miles

272,772

33.1

Population





\$45,577

Households

112,660

Median Disposable Income

EDUCATION

5 miles

15.39

No High School Diploma



27.8% College/

School

Graduate

Associate' s Degree

Some 35.2% Bachelor's/Gra

Prof Degree

INCOME





\$54,286

Median Household \$34,185

Per Capita

Median Net Worth

\$3,011

Eating

Out

5 miles

5 miles ANNUAL HOUSEHOLD SPENDIN



\$1,904

Apparel

Services



\$212

Computers & Hardware

\$5,607

\$5,639

Groceries

Health Care



BUSINESS

5 miles



12,068

225,434

Total Businesses

Total Employees

Variables	1 mile	3 miles	5 miles
2023 Total Population	8,725	99,931	272,772
2023 Household Population	8,681	94,941	263,672
2023 Family Population	6,143	60,956	186,426
2028 Total Population	9,438	103,516	277,180
2028 Household Population	9,394	98,527	268,080
2028 Family Population	6,583	62,351	188,026

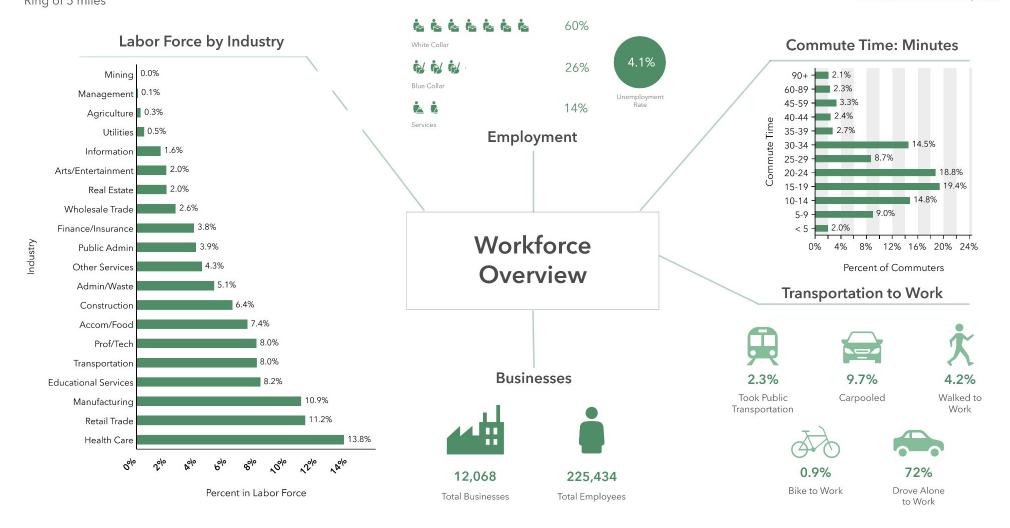
: This infographic contains data provided by Esri (2024, 2029), Esri-U.S. BLS (2024), Esri-MRI-Simmons (2024), Esri-Data Axle (2024). © 2025 Esri

Economic Development Profile

1728 W 16th St, Indianapolis, Indiana, 46202 3 Ring of 5 miles



ANNIE SCOTT



Source: This infographic contains data provided by Esri (2024), Esri-Data Axle (2024), ACS (2018-2022).

© 2025 Esri



COMMUTE PROFILE

1728 W 16th St, Indianapolis, Indiana, 46202 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 <u>ACS documentation page</u>.

WORKERS



126,191

ACS Workers Age 16+



71.7%

Drove Alone to Work

TRANSPORTATION TO WORK



2.3%

Took Public Transportation



9.7%

Carpooled



4.2%

Walked to Work



0.9%

Bike to Work

TRAVEL TIME TO WORK 90+ min 60-89 min 45-59 min 40-44 min 35-39 min 30-34 min 25-29 min 20-24 min 15-19 min 10-14 min 5-9 min < 5 min 0% 2% 4% 6% 8% 12% 14% 10% 16% Percent of Workers

1728 W 16TH ST | 12

OFFICE MARKET PROFILE

1728 W 16th St, Indianapolis, Indiana, 46202 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 decisionmaking insight about office location.



Learn more about this data

PROJECTED ANNUAL GROWTH RATE



0.32%

Population



-1.12%

Generation X



2.80%

Generation Z



-2.41%

Millennial

INTERNET ACCESS (INDEX)



99

Access to Internet at home



Internet at home via high speed connection

6434 N COLLEGE AVE | 17

LIFESTYLE SPENDING (INDEX)



78

Meals at Restaurants



72



80

Apparel & Services





73

Retail Goods

Home Services

Tapestry segments



Hometown Heritage

27,720 households

24.6%

of Households



Modest Income Homes

13,212 households

11.7%

of Households



Traditional Living 10,017 households

8.9% of Households



AREA OVERVIEW

INDIANAPOLIS, IN

Indianapolis is the capital and most populated city in Indiana. With a population of over 892,000 residents within the city, it is the economic and cultural center of the Indianapolis MSA and is the 33rd most populated MSA in the nation. The city covers 368 square miles, making it the 16th largest city in the US. The area is known for its one-of-a-kind culture with six distinct cultural districts. Indianapolis stays true to its history and savors its historically significant neighborhoods. These districts include Broad Ripple Village, Canal and White River State Park, Fountain Square, Indiana Ave, Mass Ave, and Wholesale. Whether you are looking for sports, arts, dining, or excitement, Indianapolis has something for everyone.

More than 517,000 Employees in Six Key Industries

- ° Logistics | 109,000 Employees | Express Scripts, Amazon, and FedEx
- ° Manufacturing | 88,000 Employees | Allison Transmission, Nice Pak, and Red Gold
- ° Information Technology | 22,000 Employees
- ° Life Sciences | 21,000 Employees | Eli Lilly & Co., Anthem, Roche Diagnostics, and Corteva
- ° Agribusiness | 16,000 Employees | Elanco, Beck's Hybrids, and AgReliant Genetics
- ° Sports | 16,000 Employees | NCAA Headquarters and Indianapolis Motor Speedway







1728 W 16TH ST.

INDIANAPOLIS, IN 46202

EXCLUSIVELY LISTED BY:



Annie Scott
Realtor / Broker
Annie Scott Realty Group LLC
Mobile: 317-902-8622

Email: annie.scott@talktotucker.com

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or Annie Scott, LLC, and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or Annie Scott, LLC. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to Annie Scott. LLC.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Annie Scott, LLC nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.



