

Commercial | Residential Real Estate Specialists



F.C. Tucker Company



**1728 W 16TH ST, INDIANAPOLIS, IN 46202** 



# C5 COMMERCIAL FOR SALE

\$899,000



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:
  - Completely renovated in 2016 with significant capital improvements.
  - Newly paved and dedicated parking lot.
  - 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:
  - 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	\$899,000		
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	



#### **PERMITTED C-5 USES**

- 1. Any use permitted in the C-1, C-3 or C-4 districts
- 2. Automotive-related uses (Automobile, Tractor, Truck or Bus)
- 3. Business and personal services (Bottle exchanges, Equipment rental and Repossession service, other than automotive)
- 4. Caterer
- 5. Commercial or recreational amusement establishments
- 6. Commissary restaurant
- 7. Newspaper publishing and printing
- 8. Repair Services
- 9. Retail-type

# **Neighborhood Map**



# **Exterior Photos**

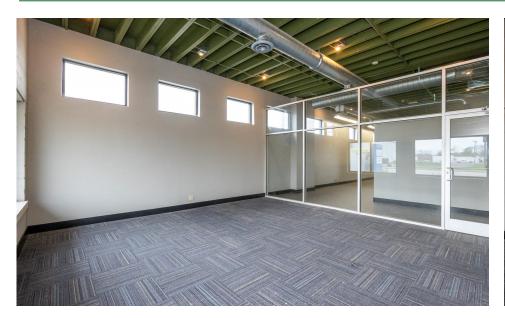








# **Conference Room**







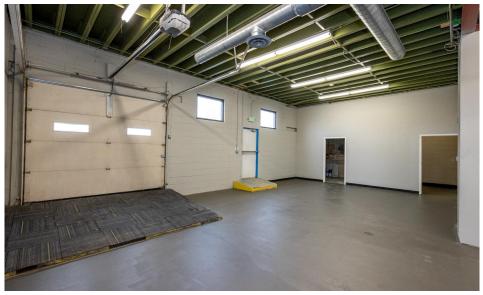


# **Interior Photos**









# **Interior Photos**

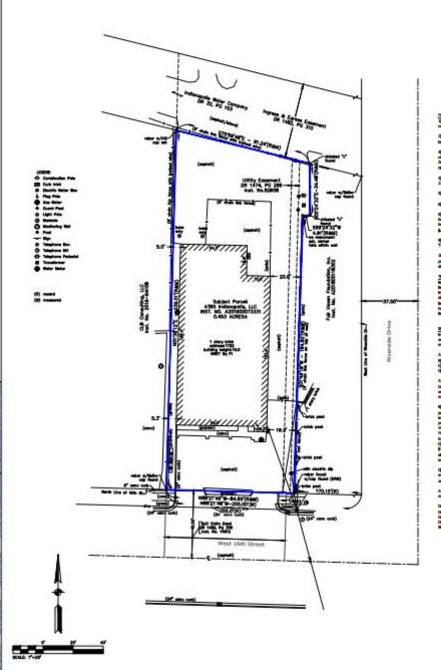








# **Land Title Survey**



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

ATBS Indianapolis, LLC

1722 West 16th Street Indianapolis, IN

ISSUANCE INDEX

REVISION SCHEDULE			
NO.	DESCRIPTION	DATE	
-	(9)		
	55 E		
	131		
	25		
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	10 11		

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

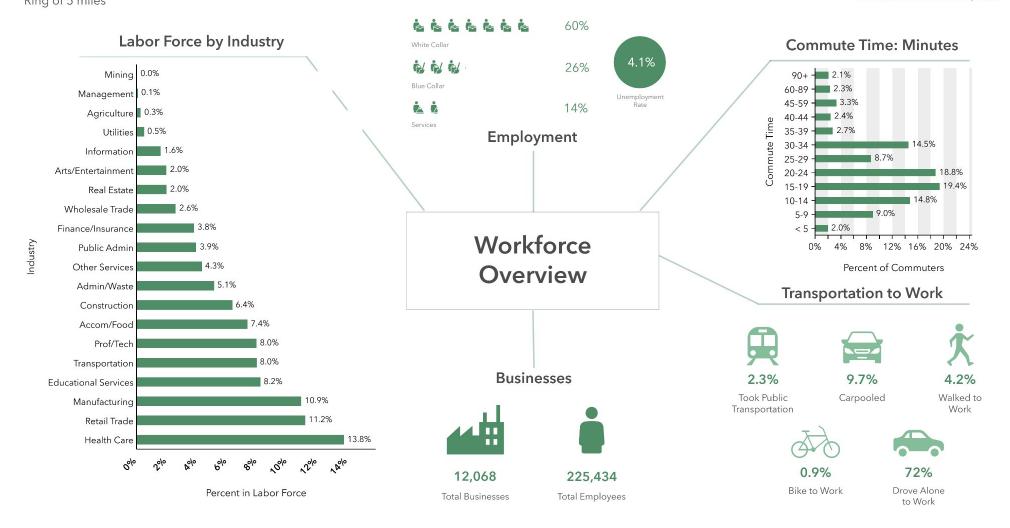
: This infographic contains data provided by Esri (2024, 2029), Esri-U.S. BLS (2024), Esri-MRI-Simmons (2024), Esri-Data Axle (2024). © 2025 Esri

## **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).

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## **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.

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