



Annie Scott Realty Group •

317-902-8622

• annie.scott@talktotucker.com

C5 COMMERCIAL FOR SALE

1728 W 16TH ST, INDIANAPOLIS, IN 46202

OFFERING PRICE:
\$889,000

OFFERING SUMMARY

This freestanding office or commercial building, situated on ± 0.45 acres (± 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.

- 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.

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.



OFFERING SUMMARY

PROPERTY DETAILS

Price:	\$889,000
Property Type:	Commercial
Building Size:	6,964 SF
Lot Size:	0.45 Acre
Zoning	C5
Parcel No.	49-06-34-121-026.000-101

TAX DETAILS

Tax Year	Total Tax
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	2015

PERMITTED C-5 USES

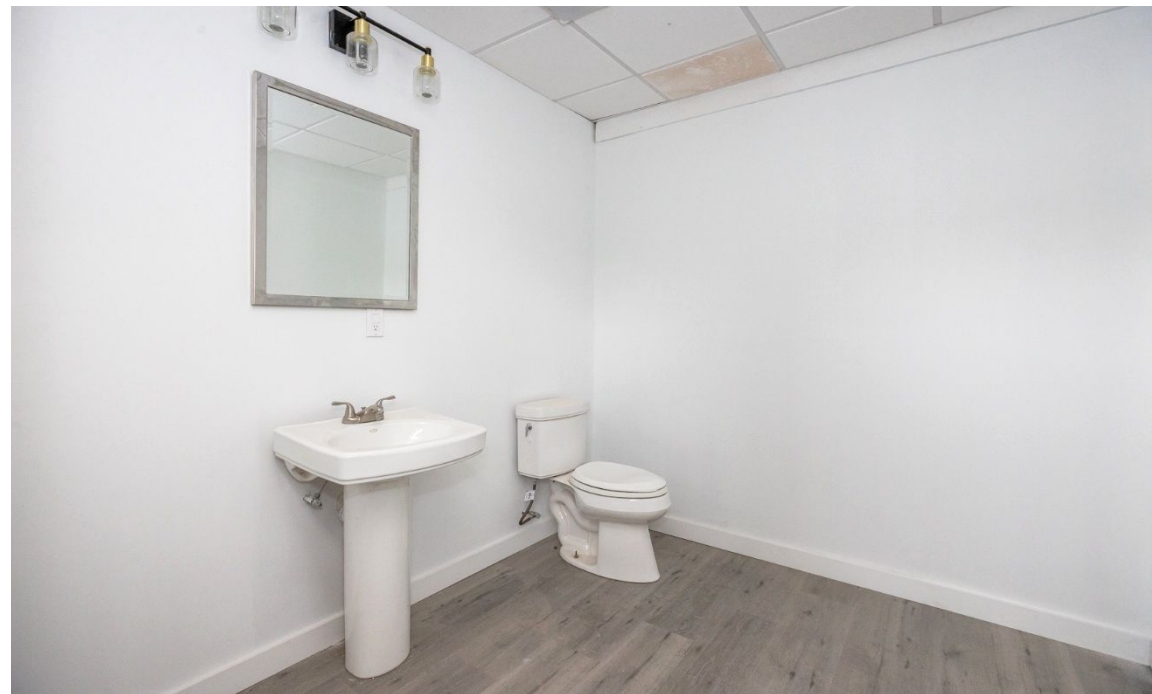
1. Any use permitted in the C-1, C-3 or C-4 districts
2. Automotive-related uses (Automobile, Tractor, Truck or Bus)
3. Business and personal services (Bottle exchanges, Equipment rental and Repossession service, other than automotive)
4. Caterer
5. Commercial or recreational amusement establishments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



PROPERTY PHOTOS



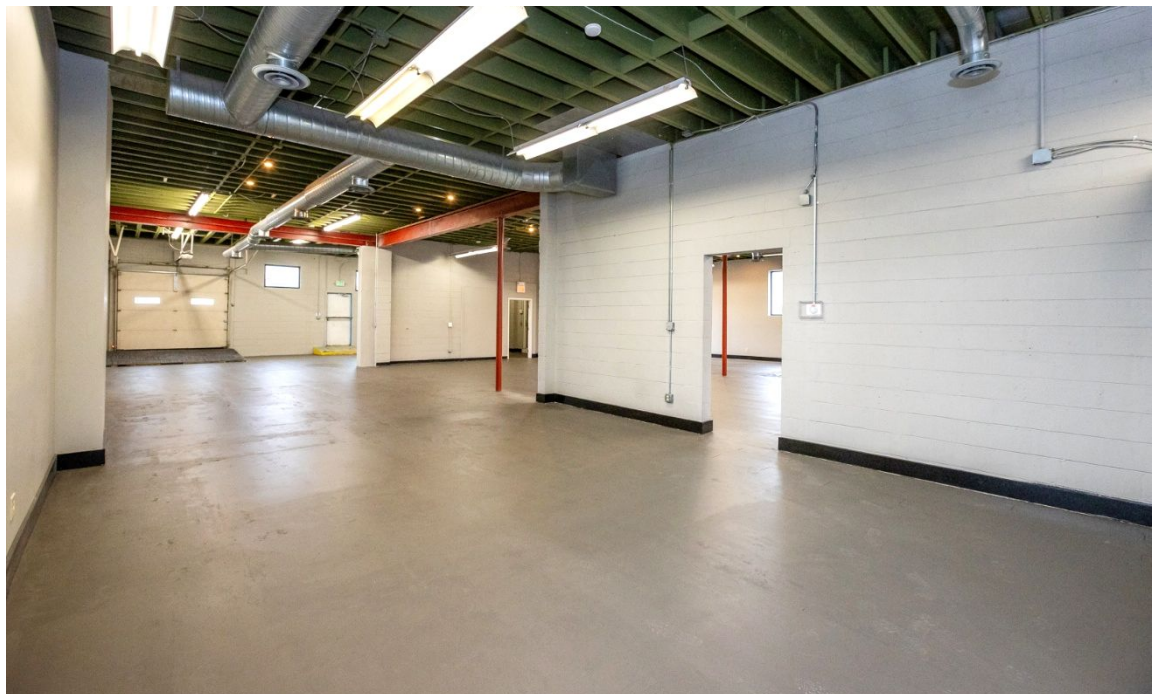
PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



ANNIE SCOTT
REALTY GROUP

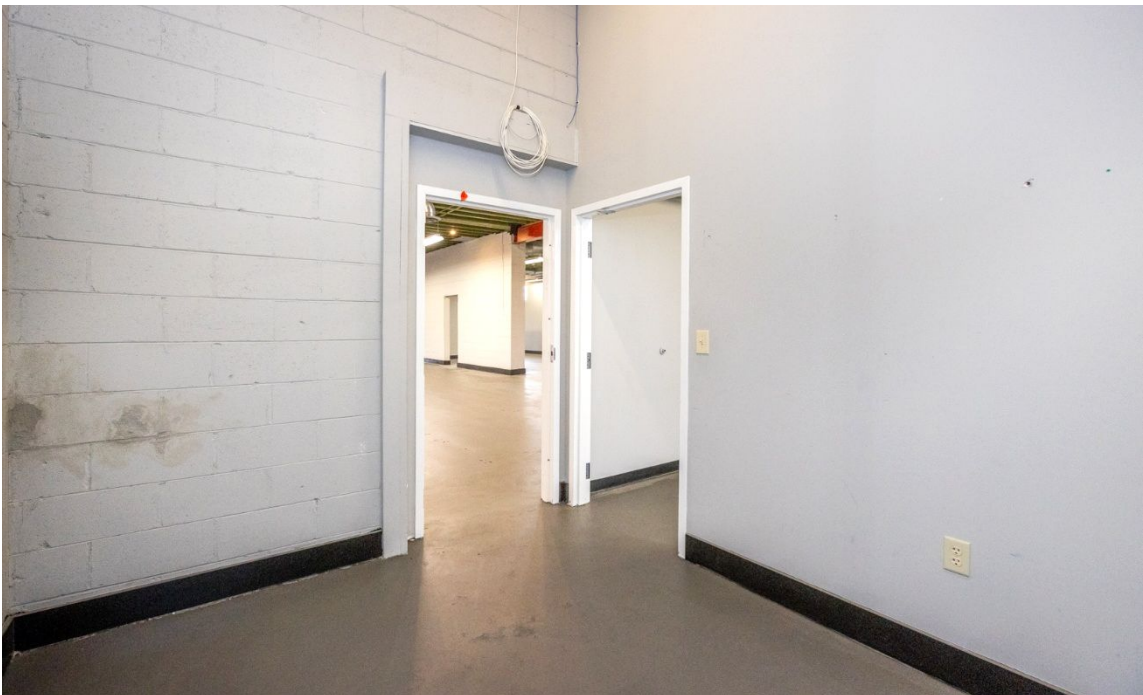
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F.C. Tucker Company

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PROPERTY PHOTOS



NEIGHBORHOOD



SOUTH GROVE GOLF COURSE

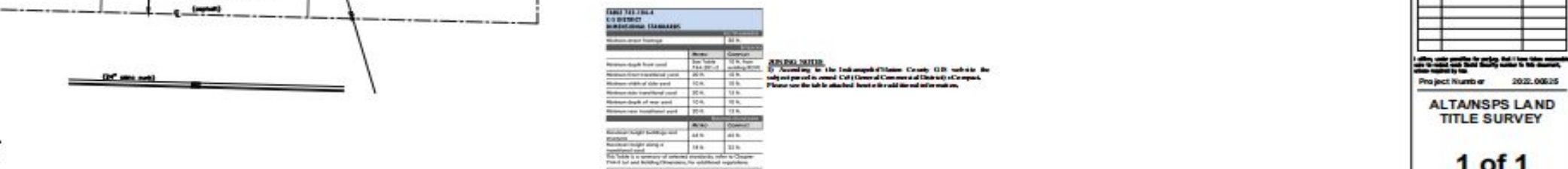
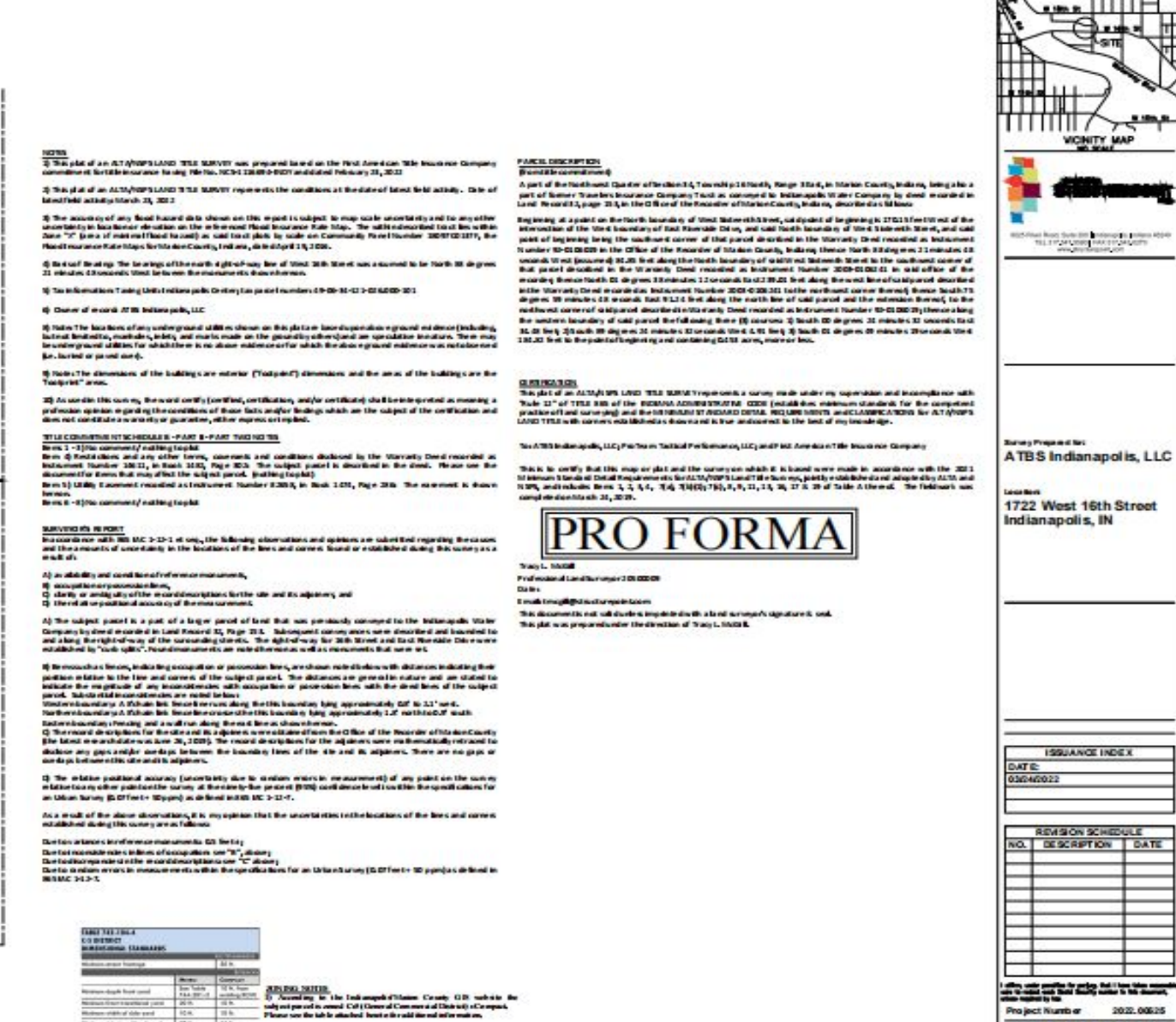


KUNZ STADIUM



STADIUM LOFTS



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Indianapolis

- Indianapolis is the capital and most populated city in Indiana
- 875,000+ population in the city; 2+ million population in the 11-county metro area
- Indianapolis is the economic and cultural center of the Indianapolis MSA
- Known as the Crossroads of America because of its prime centralized location – 50% of the population is accessible within a one-day drive
- Home of the Indianapolis Colts (NFL), the Indiana Pacers (NBA), the Indianapolis 500 (IndyCar), and headquarters of the National Collegiate Athletic Association (NCAA)
- Indianapolis 500 - Annual automobile race held at the Indianapolis Motor Speedway; draws over 400,000 attendees on average per day and is the largest single-day sporting event in the world

ECONOMY

- Strong corporate base with growing companies, drawing national and global firms
- Headquarters to 3 Fortune 500 companies: Anthem, Eli Lilly and Co., and Simon Property Group
- Underwent an economic renaissance during the past two decades; diversifying the manufacturing-based economy into a variety of other employment sectors
- Biotechnology, life science, and healthcare have played a major role in Indianapolis' economy
- An important national health-science sector accounts for 2,100 companies (56,000 employees), anchored by Roche Diagnostics Corp., Eli Lilly and Co., and Covance Inc.
- Eli Lilly and Company have become the largest private employer in the city with over 11,000 employees
- #4 "Top 10 Markets for Future Tech Growth" – *Zillow* (2020)

DEVELOPMENTS

- *IU Health Academic Health Center*: A consolidated academic health campus, merging the medical school and research operations with Methodist Hospital; estimated to cost \$1 billion
- *16 Tech Innovation District*: A 50-acre urban innovation district being developed in the historic Riverside neighborhood on the northwestern edge of downtown Indianapolis



2 Million Population in the Metro Area



DOWNTOWN INDIANAPOLIS



INDIANAPOLIS COLTS STADIUM



INDIANAPOLIS MOTOR SPEEDWAY

DEMOGRAPHIC SUMMARY

1728 W 16th St, Indianapolis, Indiana, 46202

Rings: 1, 3, 5 mile radii

KEY FACTS

5 miles

272,772

Population

33.1

Median Age



112,660

Households

\$45,577

Median Disposable Income

EDUCATION

5 miles

15.3%

No High School Diploma



27.8%

High School Graduate



21.7%

Some College/ Associate's Degree



35.2%

Bachelor's/ Graduate/ Prof Degree

INCOME

5 miles



\$54,286

Median Household Income



\$34,185

Per Capita Income



\$41,865

Median Net Worth

ANNUAL HOUSEHOLD SPENDING

5 miles



\$1,904

Apparel & Services



\$212

Computers & Hardware



\$3,011

Eating Out



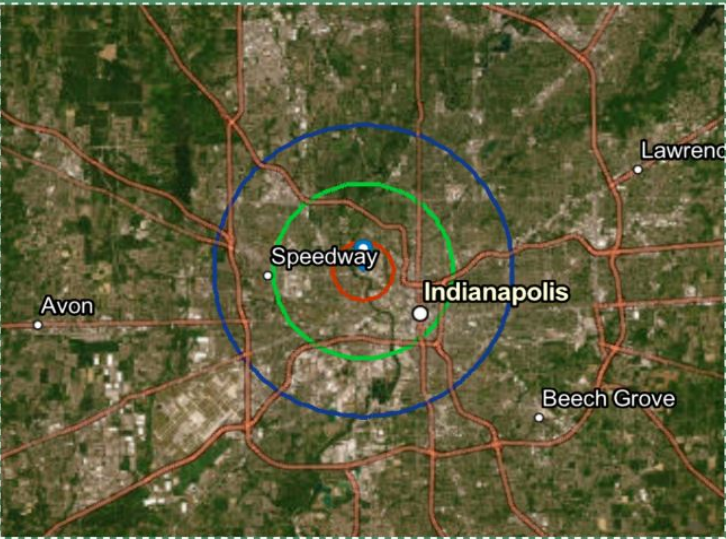
\$5,607

Groceries



\$5,639

Health Care



BUSINESS

5 miles



12,068

Total Businesses



225,434

Total Employees

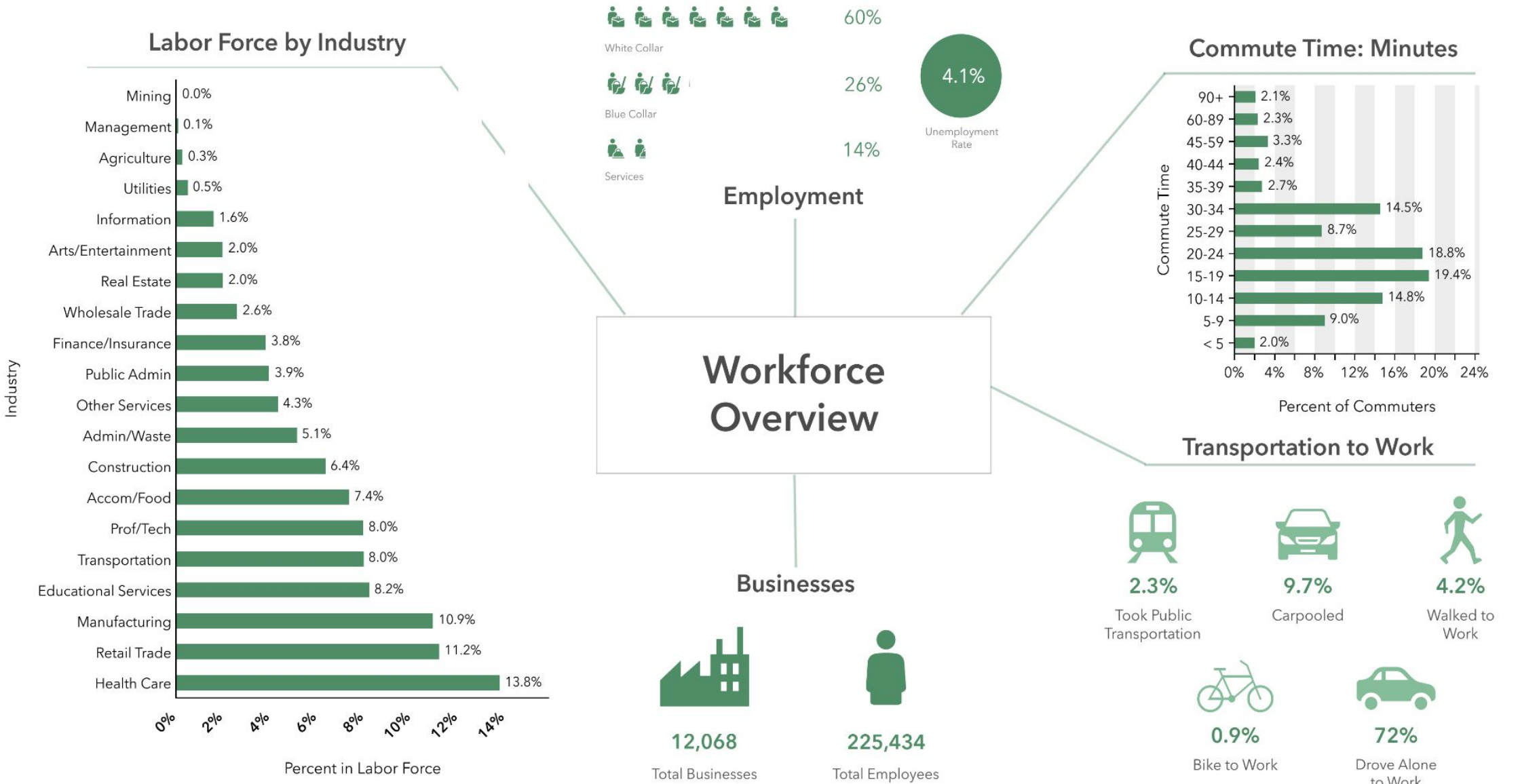
Variables	1 mile	3 miles	5 miles
2023 Total Population	8,725	99,931	272,772
2023 Household Population	8,681	94,941	263,672
2023 Family Population	6,143	60,956	186,426
2028 Total Population	9,438	103,516	277,180
2028 Household Population	9,394	98,527	268,080
2028 Family Population	6,583	62,351	188,026

Source: 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



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

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 [ACS documentation page](#).

TRANSPORTATION TO WORK



2.3%

Took Public Transportation



9.7%

Carpooled



4.2%

Walked to Work



0.9%

Bike to Work

WORKERS



126,191

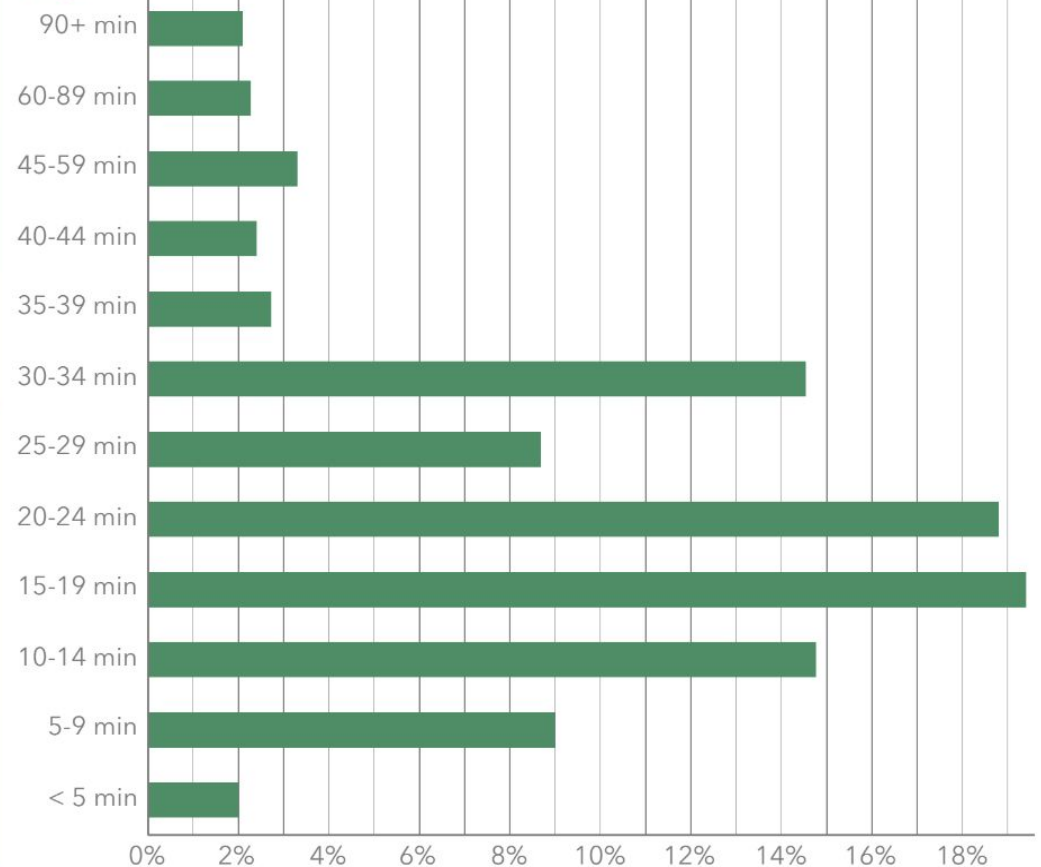
ACS Workers Age 16+



71.7%

Drove Alone to Work

TRAVEL TIME TO WORK



Percent of Workers

OFFICE MARKET PROFILE

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Ring of 5 miles

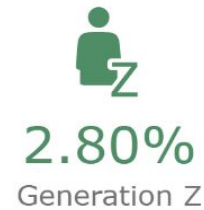
This infographic provides a set of key demographic, market potential and spending indicators that allow you to quickly understand the market opportunities and demographics of an area that provide powerful decision-making insight about office location.

[Learn more about this data](#)

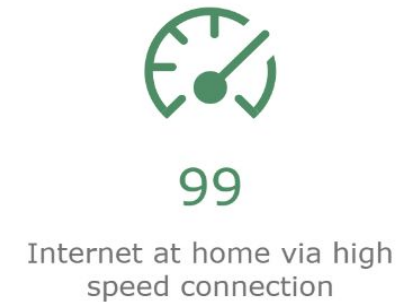


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PROJECTED ANNUAL GROWTH RATE



INTERNET ACCESS (INDEX)



LIFESTYLE SPENDING (INDEX)



Tapestry segments



8G

Hometown Heritage
27,720 households

24.6%
of Households



12D

Modest Income Homes
13,212 households

11.7%
of Households



12B

Traditional Living
10,017 households

8.9%
of Households



C5 COMMERCIAL FOR SALE

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INDIANAPOLIS, IN 46202

EXCLUSIVELY LISTED BY:

Annie Scott

Realtor / Broker

Annie Scott Realty Group LLC / F.C. Tucker

Mobile: 317-902-8622

Email: annie.scott@talktotucker.com



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DISCLAIMER

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