



ANNIE SCOTT REALTY GROUP

Commercial | Residential Real Estate Specialists



F.C. Tucker Company

CALL ANNIE: 317.902.8622



1101 SHADELAND AVE, INDIANAPOLIS, IN 46219



1101
ANTHONY M. CAMPO
& ASSOCIATES
LAW OFFICE
317-352-0956
OFFICE ENTRANCE OFF OF 35TH STREET



OFFICE
FOR SALE

\$449,000



Executive Summary

This offering presents an exceptional opportunity to acquire a prime commercial property at 1101 Shadeland Ave in Indianapolis, IN. This freestanding building, strategically located on a high-traffic thoroughfare, is perfectly positioned to serve a wide range of professional, medical, and retail businesses. Its strong visibility, modern features, and strategic location make it a compelling investment for owner-operators and investors seeking to capitalize on a vibrant and growing area.

The property is a well-maintained 2,274 square-foot commercial building situated on a 0.3-acre lot. Originally a single-family home, it has been professionally converted and is currently zoned for office use, offering a unique blend of a welcoming, home-like atmosphere with the functionality of a professional workspace.

The interior is thoughtfully laid out to maximize utility and includes:

- **Reception Area:** A bright and inviting front space, ideal for greeting clients and managing foot traffic.
- **Private Offices/Consultation Rooms:** A series of well-proportioned rooms that can be configured as private offices, patient examination rooms, or multi-use workspaces.
- **Open Work Area:** A flexible, central space suitable for collaborative work, administrative staff, or a retail showroom.
- **Storage and Amenities:** Dedicated storage areas and restrooms to support daily operations.

The exterior features include a prominent location on Shadeland Ave with high-visibility signage, a surface parking lot with five dedicated spaces, and a clean, professional aesthetic.

With its current C-1 zoning, this property is best suited for professional services, medical practices, or specific retail operations. The layout and amenities are particularly well-suited for:

- **Medical and Health Services:** Ideal for a small medical practice, dentist, chiropractor, physical therapist, or counseling office, leveraging the existing layout and high-traffic exposure.
- **Professional Offices:** A perfect home for a law firm, real estate agency, accounting firm, or insurance office, providing a professional and accessible location for clients.
- **Specialty Retail:** Suitable for a boutique, salon, or other service-oriented retail businesses that benefit from direct street access and strong daily vehicle count.

Property Summary

1101 SHADELAND AVE, INDIANAPOLIS, IN 46219

Offering Price	\$449,000
Parcel No.	49-07-36-115-019.000-700
Property Type	Commercial
Building Size	2,274 SF
Lot Size	13,125 SF (0.3 Acre)
Year Built	1942
Stories	1
Zoning	C-1

TAXES

Tax Year	Total Taxes
2024	\$4,358.86
2023	\$3,997.20
2022	\$3,997.20
2021	\$3,959.80
2020	\$3,583.94

PERMITTED USES FOR C-1 ZONING

1. Any office use or complex
2. Public and semi-public uses such as libraries, museums
3. Educational institution, campus or complex
4. Minor hospitals, nursing and convalescent homes, clinics
5. Public and semi-public parks and open spaces
6. Commercial parking lots and structures
7. Animal hospital, veterinary clinic and kennel
8. Laboratory facility, utility building
9. Retail and service
10. Automotive



Neighborhood Map



Exterior Photos



Entryway



Office 1 & 2



Office 3 & 4



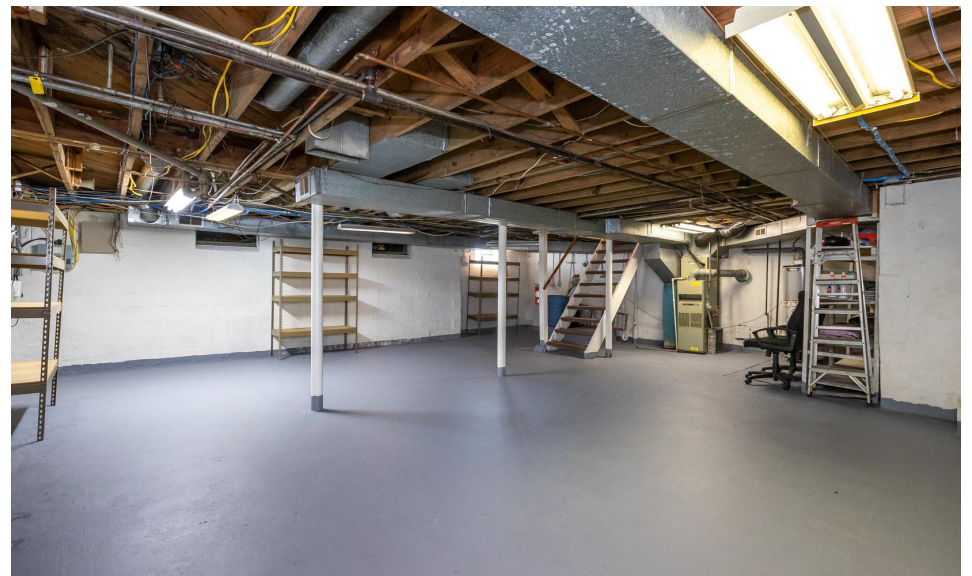
Bullpen & Conference Room



Interior Hallway



Kitchen & Basement



DEMOGRAPHIC SUMMARY

1101 N Shadeland Ave, Indianapolis, Indiana, 46219
Rings: 1, 3, 5 mile radii

KEY FACTS

230,598

Population

35.9

Median Age



92,260

Households

\$44,102

Median Disposable Income

EDUCATION

15.0%

No High School Diploma



33.4%

High School Graduate



27.0%

Some College/ Associate's Degree



24.6%

Bachelor's/ Graduate/ Prof Degree

INCOME



\$55,552

Median Household Income



\$28,563

Per Capita Income



\$60,361

Median Net Worth

ANNUAL HOUSEHOLD SPENDING



\$1,597

Apparel & Services



\$147

Computers & Hardware



\$2,569

Eating Out



\$4,909

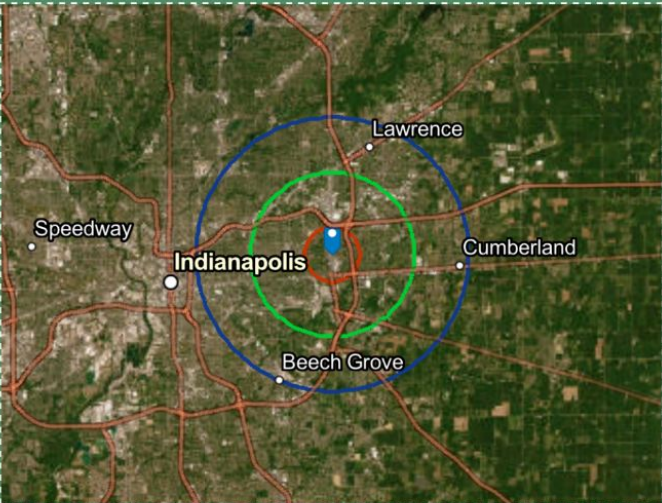
Groceries



\$5,006

Health Care

5 miles



BUSINESS



6,067

Total Businesses



80,480

Total Employees

Variables	1 mile	3 miles	5 miles
2023 Total Population	8,272	75,569	230,598
2023 Household Population	8,083	74,833	229,093
2023 Family Population	5,919	56,748	177,902
2028 Total Population	8,196	74,968	231,144
2028 Household Population	8,007	74,231	229,639
2028 Family Population	5,818	55,913	177,191

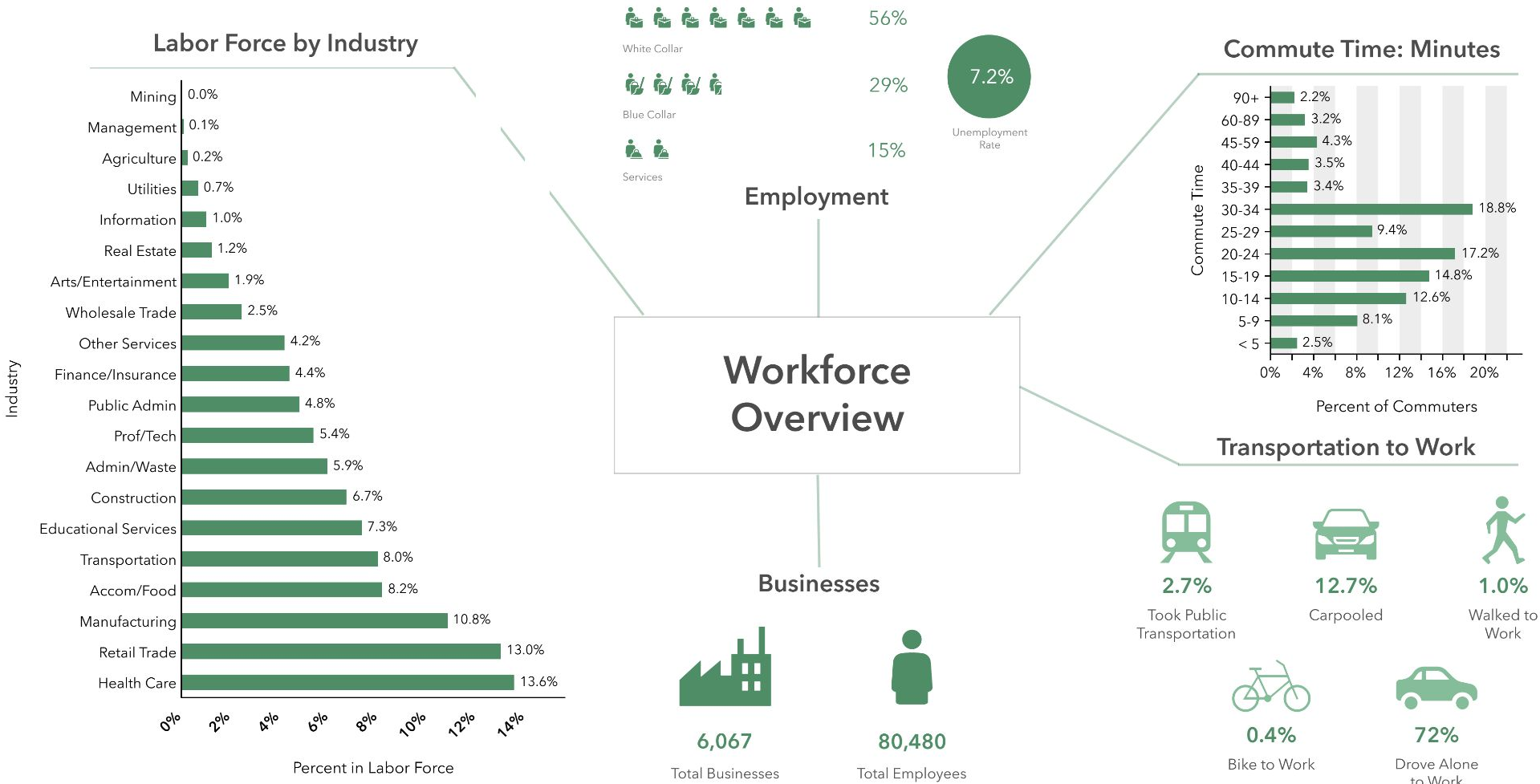
Economic Development Profile

1101 N Shadeland Ave, Indianapolis, Indiana, 46219

Ring of 5 miles



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Source: This infographic contains data provided by Esri (2025), Esri-Data Axle (2025), ACS (2019-2023).

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COMMUTE PROFILE

1101 N Shadeland Ave, Indianapolis, Indiana, 46219

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



2.7%

Took Public Transportation



12.7%

Carpooled



1.0%

Walked to Work



0.4%

Bike to Work

WORKERS



101,220

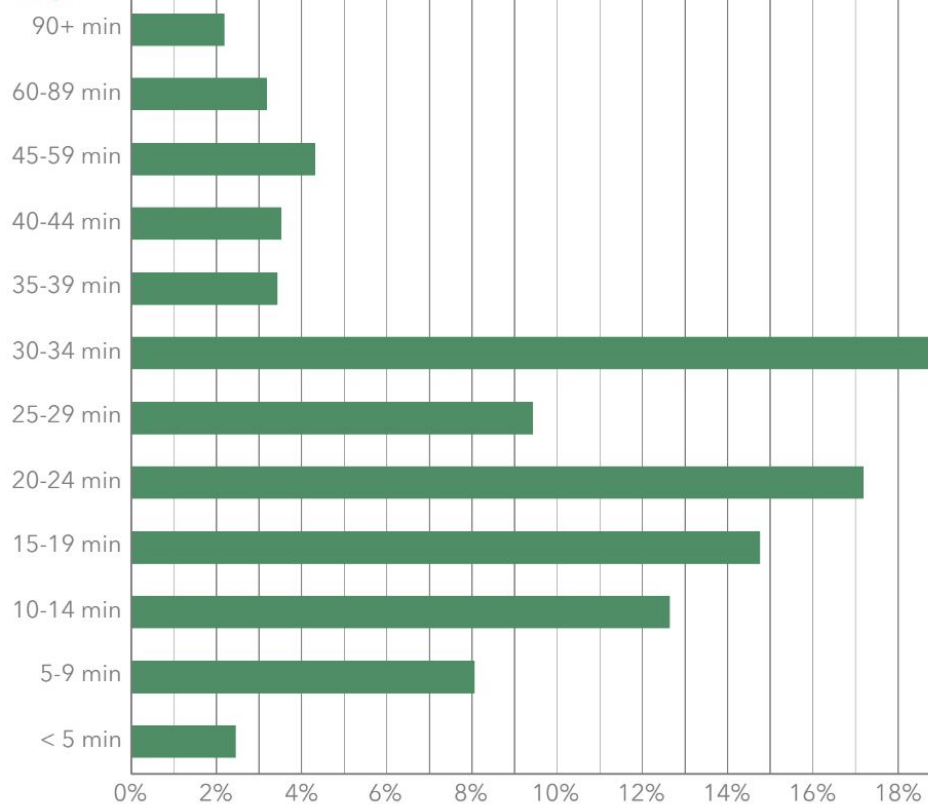
ACS Workers Age 16+



71.9%

Drove Alone to Work

TRAVEL TIME TO WORK



Percent of Workers

OFFICE MARKET PROFILE

1101 N Shadeland Ave, Indianapolis, Indiana,
46219
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



0.05%
Population



0.06%
Generation Z



-1.13%
Generation X



-0.91%
Millennial

INTERNET ACCESS (INDEX)



98

Access to Internet at home



97

Internet at home via high
speed connection

LIFESTYLE SPENDING (INDEX)



62

Meals at
Restaurants



62

Entertainment/
Recreation



63

Retail Goods



65

Apparel & Services



63

Home Services

Tapestry segments

No segments found

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



1101 SHADELAND AVE.

INDIANAPOLIS, IN 46219

EXCLUSIVELY LISTED BY:



Annie Scott

Realtor / Broker

Annie Scott Realty Group LLC

Mobile: 317-902-8622

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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.



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