

OFFICE FOR SALE

Prime Commercial Property



Investment Opportunity | 1,038 Sq. Ft. | 0.3 Acre | Freestanding Office Building



\$260,000

1109 N. Shadeland Ave, Indianapolis, Indiana



OFFICE FOR SALE

1109 NORTH SHADELAND AVE.



OFFERING SUMMARY

Offering Price:	\$260,000
Parcel No.:	49-07-36-115-023.000-700
Property Type:	Commercial
Building Size:	1,038 SF
Lot Size:	13,125 SF (0.3 Acre)
Year Built:	1942
Stories:	1
Zoning:	C-1

TAX DETAILS

Tax Year	Total Taxes
2024	\$3,963.64
2023	\$3,664.82
2022	\$3,664.82
2021	\$3,644.46
2020	\$3,298.52



PRICE \$260,000



ZONE Commercial



BLDG. SIZE 1,038 SF



YEAR BUILT 1942

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

OFFERING SUMMARY

This offering presents a rare opportunity to acquire a freestanding commercial property at 1109 N Shadeland Avenue in Indianapolis, located on a high-traffic corridor with outstanding drive-by visibility. Currently leased to a CPA on a month-to-month basis, the tenant will vacate upon purchase, making this an ideal option for an owner-occupant seeking immediate occupancy. The building is perfectly suited for a wide range of professional, medical, or retail uses, offering both functionality and prime exposure.

Originally constructed as a single-family residence, the property has been professionally converted for office use, creating a unique balance of a warm, welcoming atmosphere with the efficiency of a modern workplace. The interior layout is highly adaptable, featuring a reception area designed to accommodate client interactions, several well-proportioned rooms that function seamlessly as private offices, consultation spaces, or exam rooms, and an open central area that can serve as collaborative workspace or a retail showroom. A full kitchen, basement, and dedicated storage areas provide additional utility, while restrooms and thoughtful design support day-to-day operations. There are two sump pumps in the basement to keep it dry.

The exterior enhances the appeal, with its prominent Shadeland Avenue frontage, high-visibility signage opportunities, and a surface lot offering five dedicated parking spaces in addition to convenient street access.

The surrounding area is experiencing steady growth, with Shadeland Avenue benefiting from new commercial developments, retail expansions, and increased residential investment. Its location places it within easy reach of major employers, retail centers, and the rapidly developing eastside corridors, while still providing quick access to downtown Indianapolis. As demand for well-located commercial space continues to rise throughout the city, this property stands out as both a practical solution for a business seeking visibility and an attractive long-term investment in a market on the upswing.

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.

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1109 NORTH SHADELAND AVE.

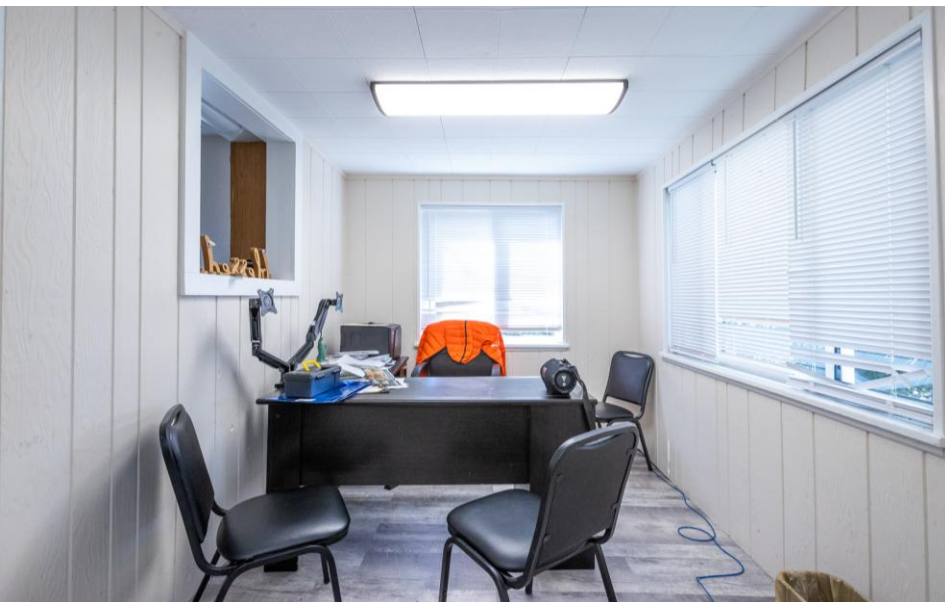


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DEMOGRAPHIC SUMMARY

1109 N Shadeland Ave, Indianapolis, Indiana, 46219-3
Rings: 1, 3, 5 mile radii

KEY FACTS

230,684

Population

35.9

Median Age



92,302

Households

\$44,092

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



\$55,541

Median Household Income



\$28,556

Per Capita Income



\$60,354

Median Net Worth

ANNUAL HOUSEHOLD SPENDING



\$1,597

Apparel & Services



\$147

Computers & Hardware



\$2,569

Eating Out



\$4,908

Groceries



\$5,004

Health Care

BUSINESS



6,069

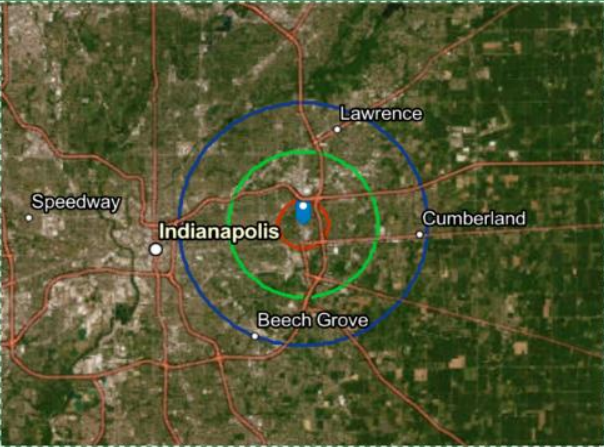
Total Businesses



80,512

Total Employees

Variables	1 mile	3 miles	5 miles
2023 Total Population	7,950	75,899	230,684
2023 Household Population	7,762	75,163	229,179
2023 Family Population	5,656	57,026	177,964
2028 Total Population	7,862	75,293	231,230
2028 Household Population	7,674	74,557	229,725
2028 Family Population	5,547	56,186	177,252

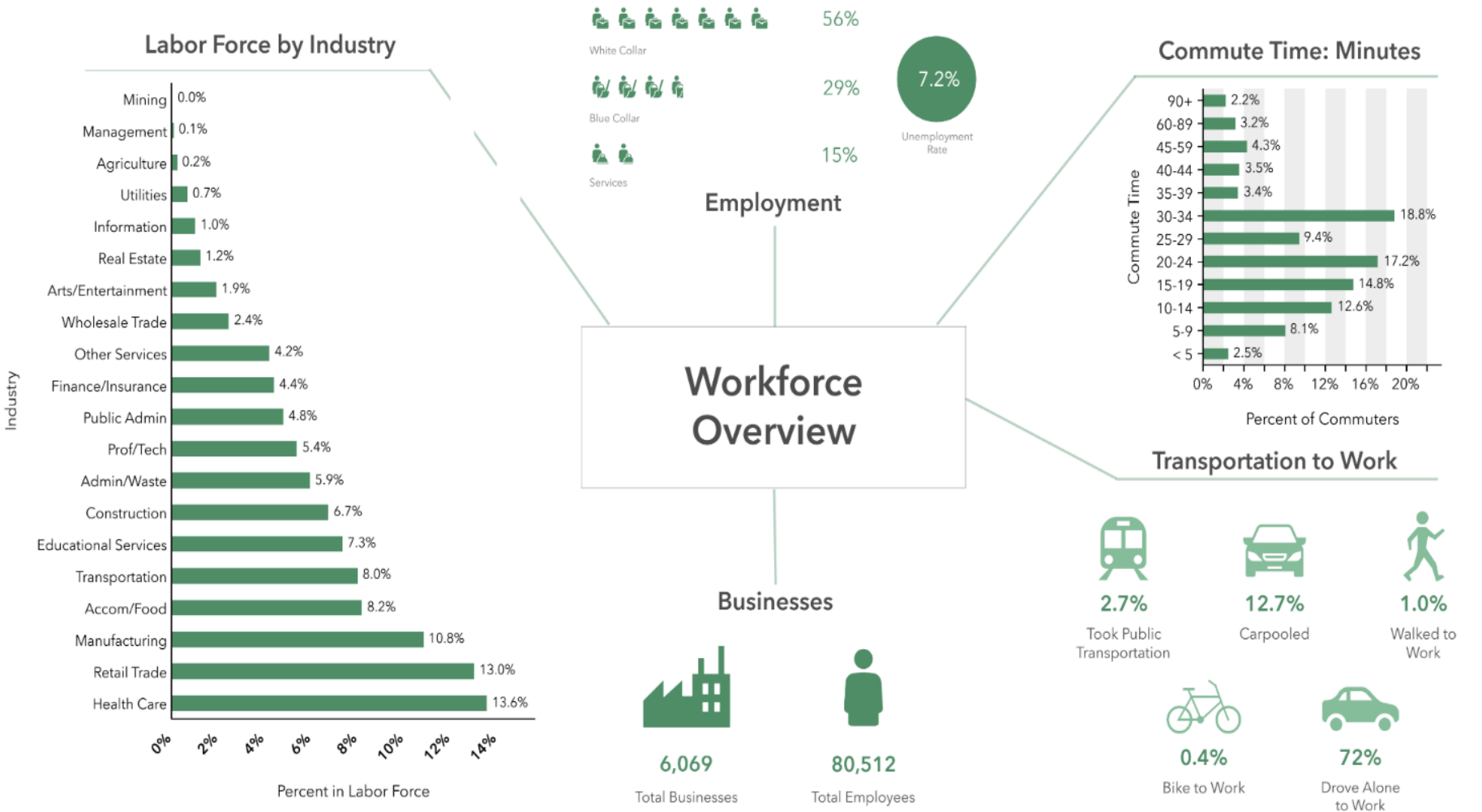


Source: This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), Esri-MRI-Simmons (2025), Esri-Data Axle (2025). © 2025 Esri

Economic Development Profile

1109 N Shadeland Ave, Indianapolis, Indiana, 46219 3

Ring of 5 miles



COMMUTE PROFILE

1109 N Shadeland Ave, Indianapolis, Indiana, 46219 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



2.7%

Took Public Transportation



12.7%

Carpooled



1.0%

Walked to Work



0.4%

Bike to Work

WORKERS



101,272

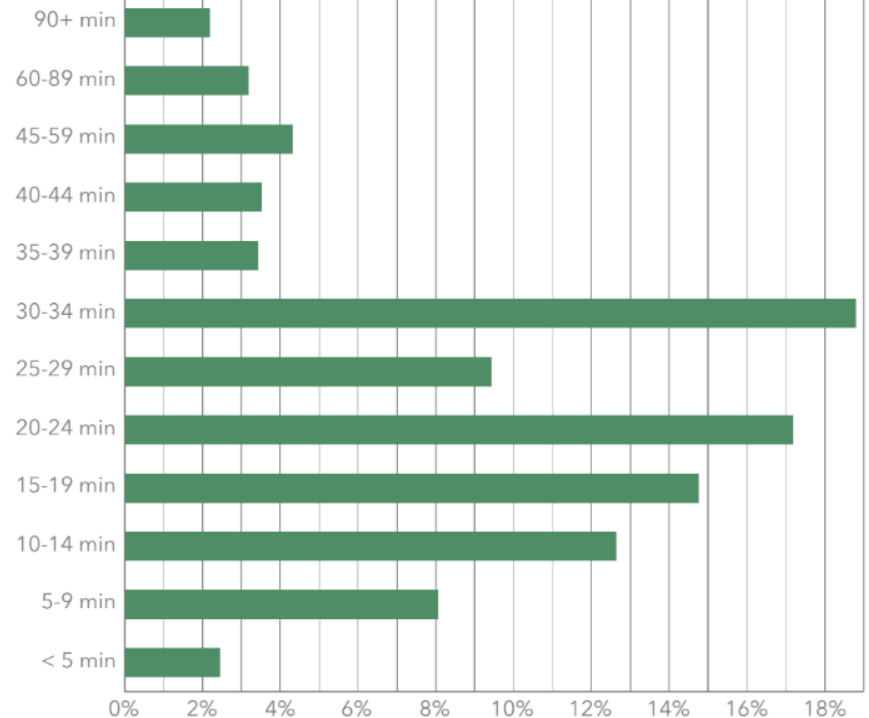
ACS Workers Age 16+



71.9%

Drove Alone to Work

TRAVEL TIME TO WORK



Percent of Workers

OFFICE MARKET PROFILE

1109 N Shadeland Ave, Indianapolis, Indiana,
46219 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](#)



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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



62

Home Services

Tapestry segments

No segments found

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1109 N. SHADELAND AVE

INDIANAPOLIS, IN 46219

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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