



ANNIE SCOTT REALTY GROUP

Commercial | Residential Real Estate Specialists



F.C. Tucker Company

CALL ANNIE: 317.902.8622



1459 E BRUNSWICK AVE, INDIANAPOLIS, IN 46227



OFFICE
FOR SALE

\$245,000



Executive Summary

Located in the thriving heart of Perry Township, just north of Greenwood and south of I-465, this well-maintained commercial office building presents a rare opportunity for business owners or investors seeking a move-in-ready property with long-term potential. Sitting on nearly one acre of land, the property offers ample parking and a flexible layout ideal for a variety of business uses, including multi-tenant office space, a daycare center, or a home healthcare facility.

Thoughtfully designed for both function and comfort, the building features a welcoming reception area, a spacious conference room complete with a cozy fireplace, a convenient kitchenette, and a fully finished basement with three additional office spaces and generous storage capacity. The layout flows naturally, making it easy to adapt the space to meet a variety of professional needs.

Recent updates add significant value and peace of mind, including new flooring throughout, energy-efficient windows that enhance both aesthetics and utility savings, a one-year-old HVAC system, and a brand-new water heater. The property is turnkey and ready for immediate occupancy.

Perry Township is a desirable, fast-growing area known for its strong residential base, diverse businesses, and accessibility. With proximity to major highways like I-65, I-465, and US-31, the location offers excellent connectivity for clients and employees alike. The surrounding community includes a mix of established neighborhoods, retail centers, and schools, further enhancing the property's value and appeal for service-based businesses. This is a standout opportunity for those looking to establish or expand their operations in one of Indianapolis's most convenient and community-oriented locations.

Property Summary

1459 E BRUNSWICK AVE, INDIANAPOLIS, IN 46227

Offering Price	\$245,000
Parcel No.	49-15-06-146-008.000-500
Property Type	Residential
Building Size	1,248 SF
Lot Size	35,544 SF (0.82 Acre)
Year Built	1955
Stories	1
Zoning	D-1

TAXES

Tax Year	Total Taxes
2024	\$5,066.98
2023	\$5,091.78
2022	\$5,091.78
2021	\$5,089.74
2020	\$5,208.24



Neighborhood Map



Exterior Photos



Interior Photos



Basement



DEMOGRAPHIC SUMMARY

1459 E Brunswick Ave, Indianapolis, Indiana, 46227

Rings: 1, 3, 5 mile radii

KEY FACTS

210,583

Population

36.3

Median Age



83,091

Households

\$56,682

Median Disposable Income

EDUCATION

12.6%

No High School Diploma



30.4%

High School Graduate



26.3%

Some College/Associate's Degree



30.7%

Bachelor's/Graduated/Prof Degree

INCOME



\$71,053

Median Household Income



\$36,357

Per Capita Income



\$157,795

Median Net Worth

ANNUAL HOUSEHOLD SPENDING



\$1,994

Apparel & Services



\$186

Computers & Hardware



\$3,299

Eating Out



\$6,099

Groceries



\$6,375

Health Care

BUSINESS



6,217

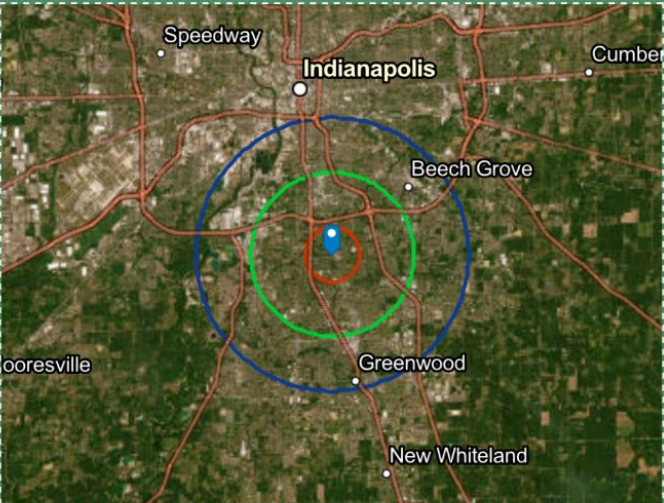
Total Businesses



88,371

Total Employees

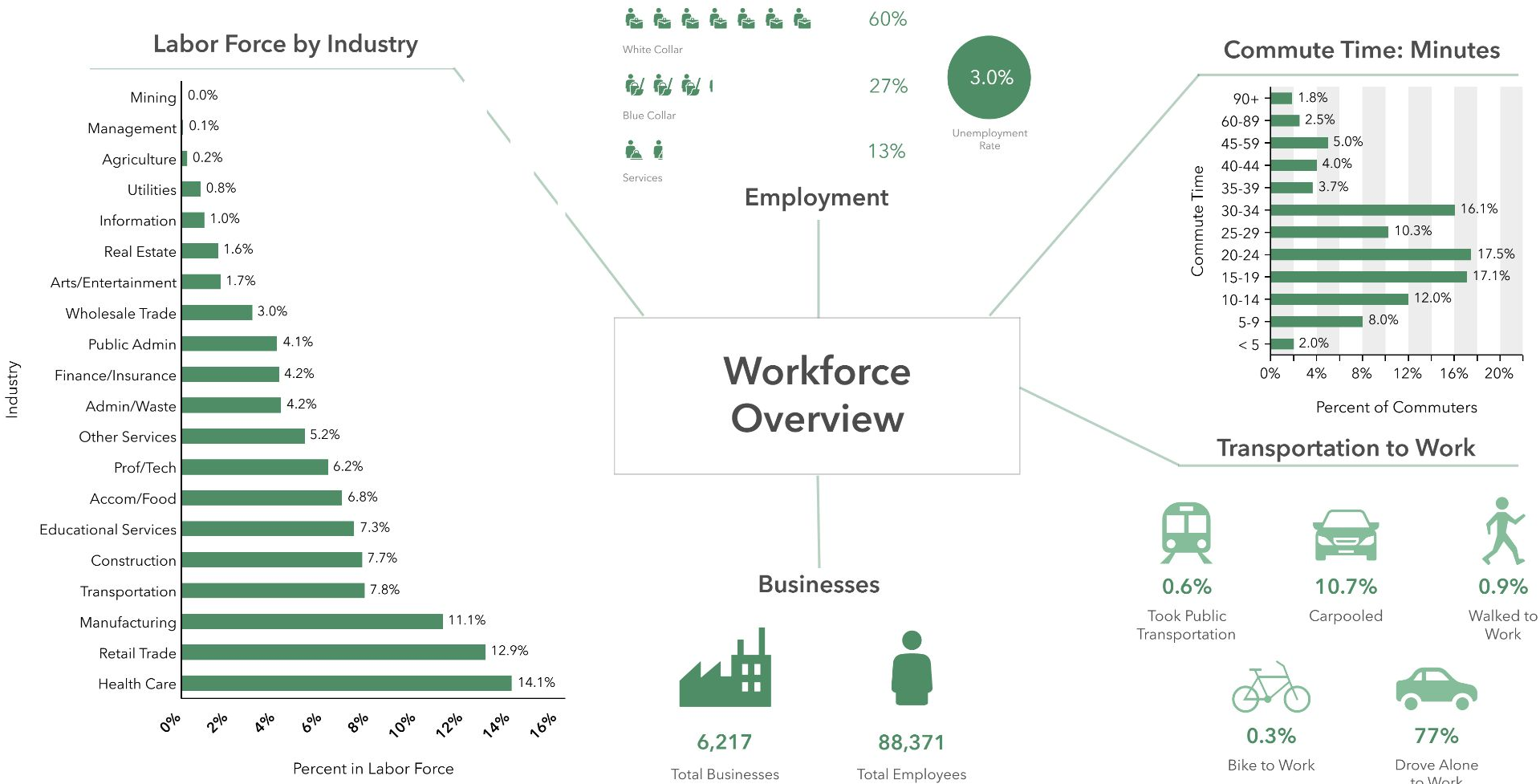
Variables	1 mile	3 miles	5 miles
2023 Total Population	7,682	92,117	210,583
2023 Household Population	7,643	89,785	206,921
2023 Family Population	5,893	69,203	158,753
2028 Total Population	7,625	91,457	210,174
2028 Household Population	7,585	89,126	206,512
2028 Family Population	5,810	68,260	157,302



Economic Development Profile

1459 E Brunswick Ave, Indianapolis, Indiana, 46227

Ring of 5 miles



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

COMMUTE PROFILE

1459 E Brunswick Ave, Indianapolis, Indiana, 46227

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



0.6%

Took Public Transportation



10.7%

Carpooled



0.9%

Walked to Work



0.3%

Bike to Work

WORKERS



103,620

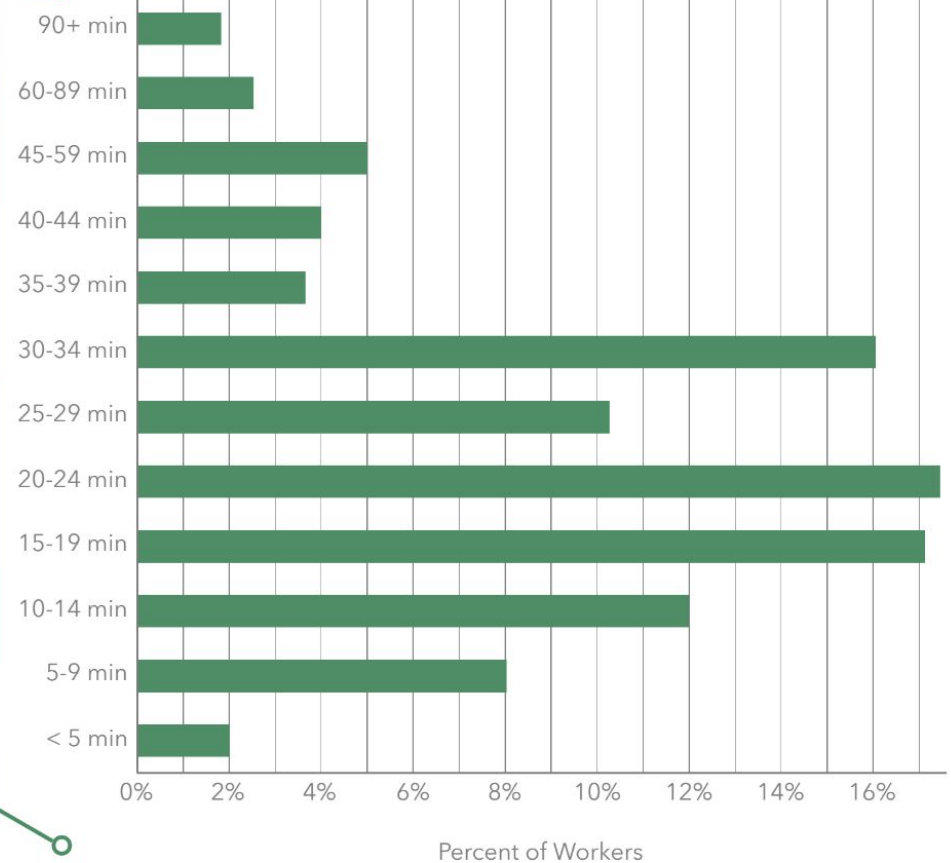
ACS Workers Age 16+



76.6%

Drove Alone to Work

TRAVEL TIME TO WORK



OFFICE MARKET PROFILE

1459 E Brunswick Ave, Indianapolis, Indiana,
46227
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



-0.04%
Population



0.27%
Generation Z



-1.22%
Generation X



-0.99%
Millennial

INTERNET ACCESS (INDEX)



100

Access to Internet at home



100

Internet at home via high speed connection

LIFESTYLE SPENDING (INDEX)



80

Meals at
Restaurants



80

Entertainment/
Recreation



81

Retail Goods



81

Apparel & Services



80

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



1459 E BRUNSWICK AVE.

INDIANAPOLIS, IN 46227

EXCLUSIVELY LISTED BY:



Annie Scott

Realtor / Broker

Annie Scott Realty Group LLC

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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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