



ANNIE SCOTT REALTY GROUP

Commercial | Residential Real Estate Specialists



F.C. Tucker Company



4021 E NEW YORK ST., INDIANAPOLIS, IN 46201



INDUSTRIAL LAND  
& COMMERCIAL  
BUILDING  
FOR SALE

\$329,000







# Executive Summary

This is a 3,168 square-foot retail property, originally built in 1930 and renovated in 2004. Its versatile space and solid construction make it a prime opportunity for a variety of business ventures. The property features 124 feet of frontage on a major street, providing excellent visibility and accessibility.

Situated in a rapidly developing area of Indianapolis, this property offers the best of both worlds: the charm of a residential neighborhood with the convenience of a commercial hub. The location provides easy access to downtown Indianapolis, known for its vibrant arts, culture, and sports scene. It's a central point for both residents and visitors, ensuring a steady flow of potential customers. The neighborhood itself is known for its strong sense of community, with residents actively participating in local events and supporting small businesses.

Located on a bustling street, this property guarantees excellent exposure for any business. Just a short drive from downtown Indianapolis, with major interstates nearby, the property is easily accessible for commuters and clients. The property is part of a mature community with a built-in customer base.

The property is positioned within one of Indianapolis's most vibrant and distinctive cultural districts. Fountain Square is widely celebrated for its "funky" and "hipster" atmosphere, driven by a rich blend of arts, entertainment, and unique local businesses. The area is a destination for both residents and visitors, featuring a variety of antique shops, art galleries, and a thriving live music scene. Notable attractions include the Fountain Square Theatre Building, a hub for duckpin bowling and swing dancing, and the Murphy Art Center. The neighborhood's appeal is further enhanced by its connectivity to the Indianapolis Cultural Trail, an extensive path for walking and cycling that links multiple city cultural districts.

This is more than just a building; it's an opportunity to become a cornerstone of a growing community. With its strategic location, functional space, and strong market demand, this property is an outstanding investment for an owner-occupier or a savvy investor looking to capitalize on Indianapolis's economic growth. Don't miss the chance to own a piece of this flourishing neighborhood.

# Property Summary

## 4021 E NEW YORK ST, INDIANAPOLIS, IN 46201

Offering Price	\$329,000
Property Type	Commercial
Building Size	3,168 SF (0.07 Acre)
Lot Size	6,750 SF (0.16 Acre)
Stories	1
Year Built	1930
Parcel No.	49-10-04-119-137.000-101
Zoning	C-4

### Permitted Uses for C-4 Zoning

1. Business, art, or other postsecondary proprietary school
2. Club or Lodge
3. Community Center
4. Day care Center or Nursery School
5. Museum, Library or Art Gallery
6. Public Safety Facility or Post Office
7. Schools: Elementary, Middle or High Schools
8. Hospital
9. Medical or Dental Offices, Centers, or Clinis

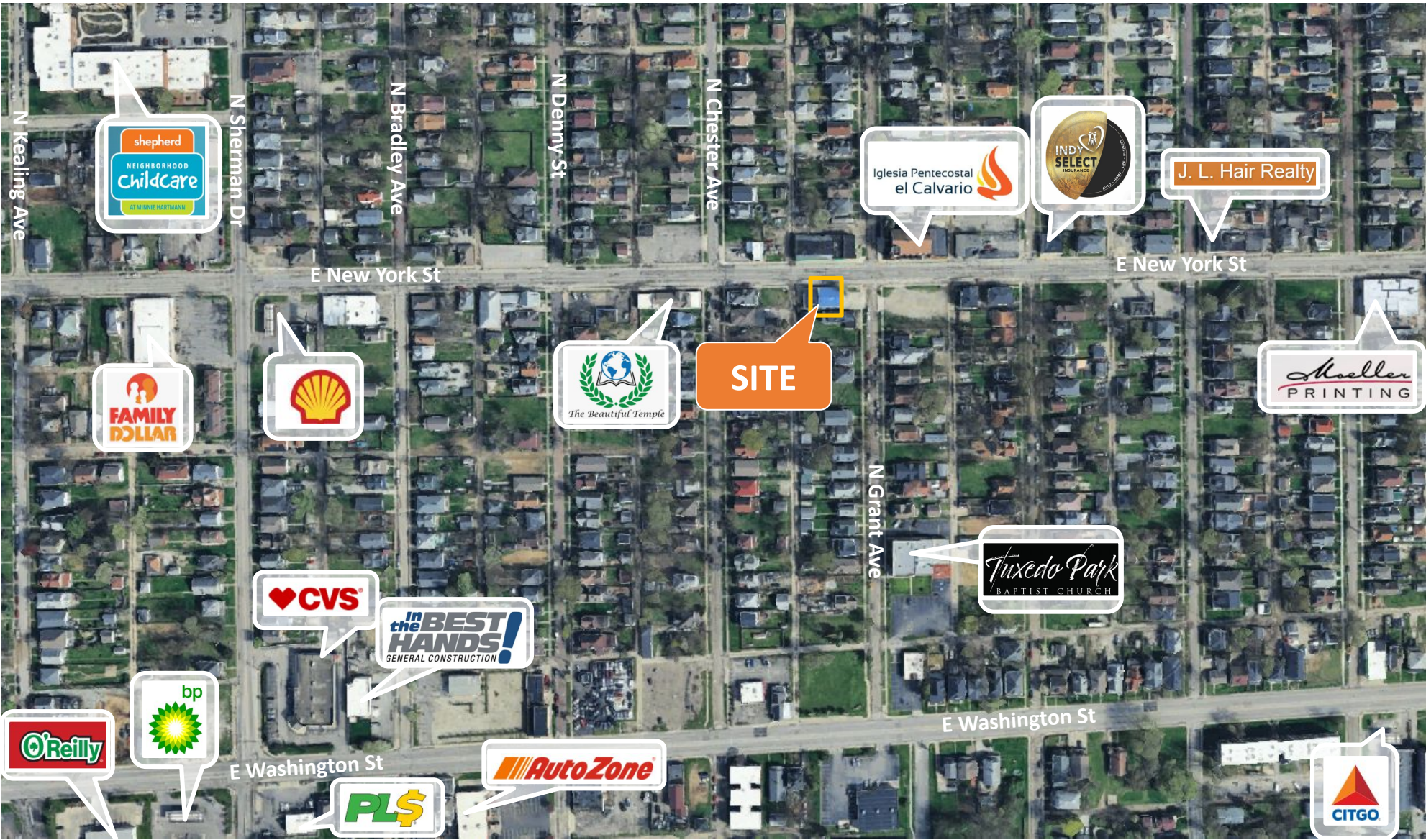
## TAXES

Tax Year	Total Taxes
2024	\$2,026.46
2023	\$2,148.82
2022	\$2,148.82
2021	\$2,031.18
2020	\$2,713.48





# Neighborhood Map





# Exterior Photos





# Office & Breakroom





# Garage





# Workshop





DEMOGRAPHIC SUMMARY

4021 E New York St, Indianapolis, Indiana, 46201  
Rings: 1, 3, 5 mile radii

KEY FACTS

255,757

Population

34.9

Median Age



110,070

Households

\$46,337

Median Disposable Income

EDUCATION

14.7%

No High School Diploma



29.5%

High School Graduate



23.2%

Some College/ Associate's Degree



32.6%

Bachelor's/ Graduate/ Prof Degree

INCOME



\$58,299

Median Household Income



\$34,718

Per Capita Income



\$50,078

Median Net Worth

ANNUAL HOUSEHOLD SPENDING



\$1,799

Apparel & Services



\$167

Computers & Hardware



\$2,929

Eating Out



\$5,502

Groceries



\$5,519

Health Care

BUSINESS



11,960

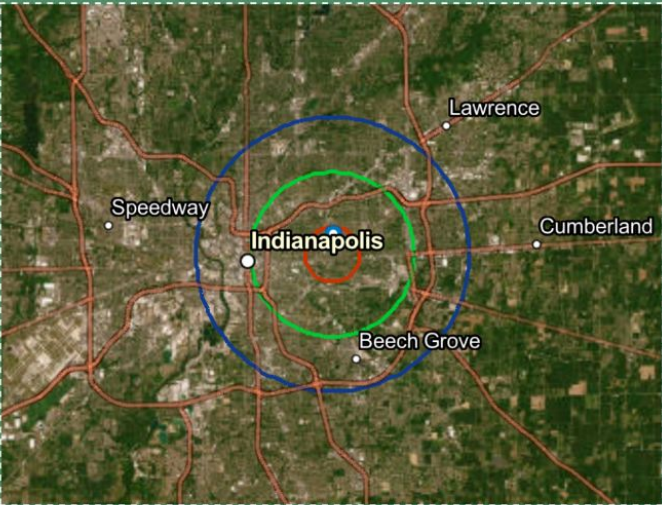
Total Businesses



218,069

Total Employees

Variables	1 mile	3 miles	5 miles
2023 Total Population	19,531	107,109	255,757
2023 Household Population	19,450	105,238	248,295
2023 Family Population	14,210	71,915	171,896
2028 Total Population	19,453	107,916	259,243
2028 Household Population	19,373	106,045	251,781
2028 Family Population	14,057	71,773	172,230





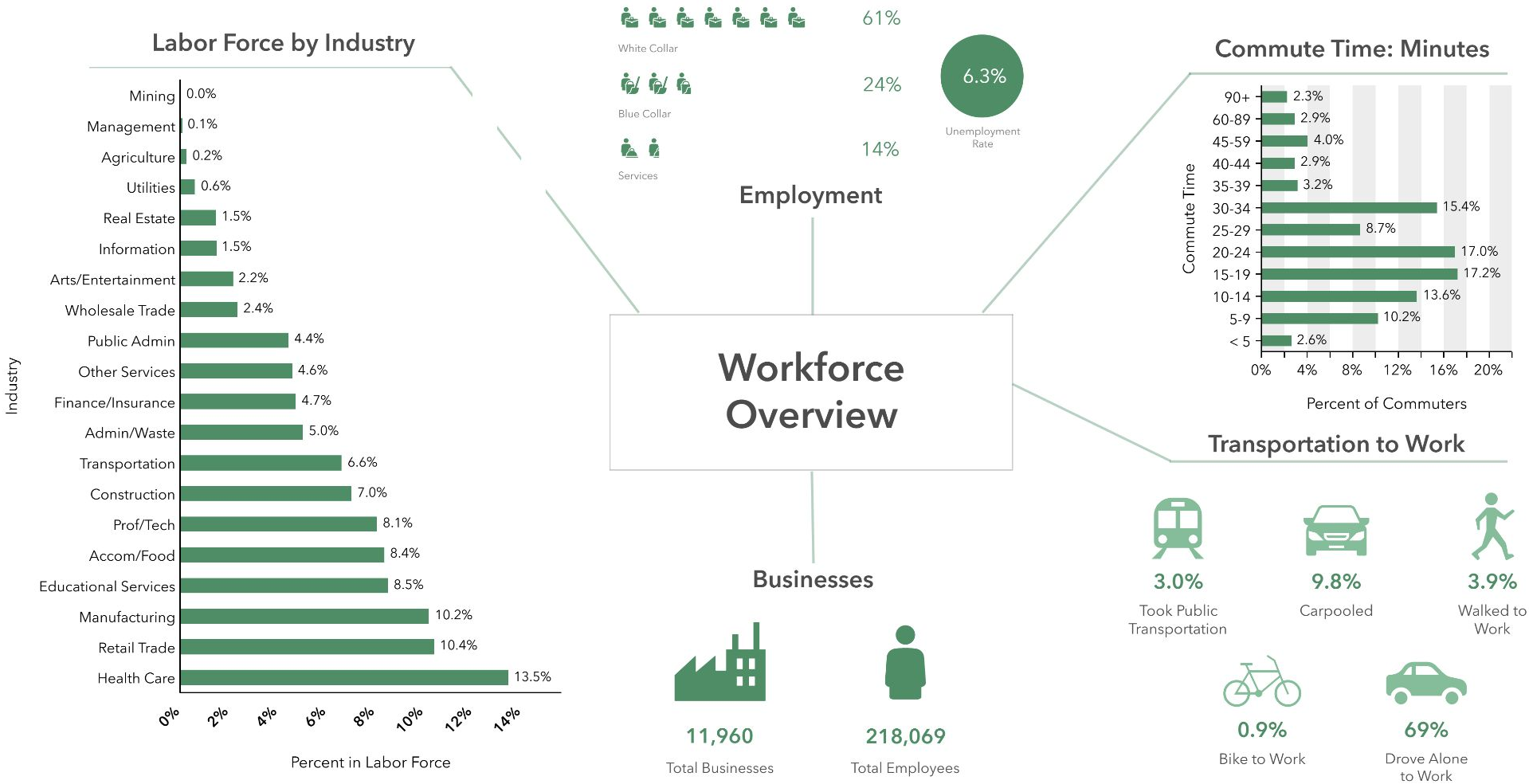
# Economic Development Profile

4021 E New York St, Indianapolis, Indiana, 46201

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

4021 E New York St, Indianapolis, Indiana, 46201  
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



3.0%

Took Public Transportation



9.8%

Carpooled



3.9%

Walked to Work



0.9%

Bike to Work

## WORKERS



117,350

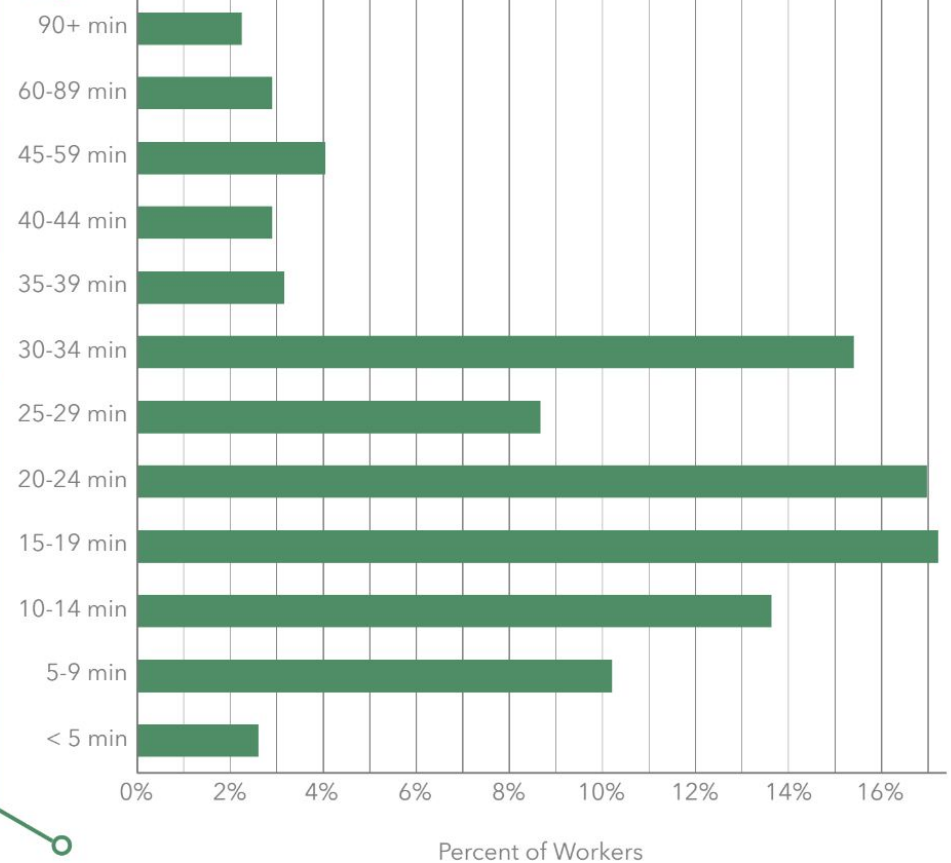
ACS Workers Age 16+



68.7%

Drove Alone to Work

## TRAVEL TIME TO WORK





# OFFICE MARKET PROFILE

4021 E New York St, Indianapolis, Indiana,  
46201  
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](#)

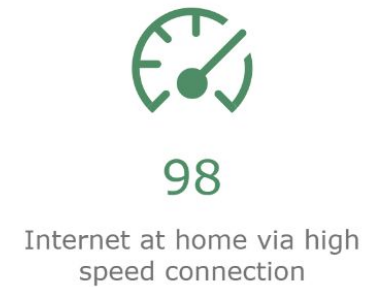
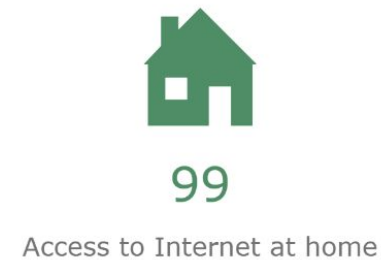


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## PROJECTED ANNUAL GROWTH RATE



## INTERNET ACCESS (INDEX)



## LIFESTYLE SPENDING (INDEX)



Tapestry segments

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





# 4021 E NEW YORK ST.

## INDIANAPOLIS, IN 46201

**EXCLUSIVELY LISTED BY:**



**Annie Scott**

Realtor / Broker

Annie Scott Realty Group LLC

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