

FOR SALE COMMERCIAL

Offering Price:

\$217,000



18 N Jefferson St,
Knightstown, IN 46148

This rare mixed-use property in the heart of Knightstown pairs a street-level commercial space with a fully furnished 2-bedroom apartment above—each with separate utilities and addresses—making it ideal for an owner-user or investor seeking flexibility and cash flow. The main level is currently built out for winery production (business not included), with the option to continue the use or easily adapt the space for retail, food, beverage, or creative concepts. Upstairs offers a move-in-ready apartment perfect for living, short- or long-term rental, or employee housing, plus bonus storage and attic space rarely found in similar properties.

Major capital improvements are already complete, including a new roof, siding, and insulation in 2025, new furnaces and AC in 2024, and upgraded plumbing in 2021. Parking is a standout feature with a rear lot, planned city expansion, and abundant public parking directly across the street at the town square.

Located along the I-70 corridor, Knightstown is a growing Central Indiana market with a walkable downtown, revitalization momentum, and lower acquisition costs than metro areas—offering long-term upside for investors ready to build, live, and grow in one place.



CONTACT US

317-902-8622



ANNIE SCOTT
REALTY GROUP
Commercial | Residential Real Estate Specialists



F.C. Tucker Company

OFFERING SUMMARY



Live upstairs. Operate downstairs. Invest once. Opportunities like this don't come around often—this rare mixed-use property in the heart of Knightstown combines retail and residential in one building, creating multiple income streams and long-term flexibility for an owner-user or investor.

Downstairs, the property features a commercial winery production space (business not included) with a dedicated production area. Equipment may be purchased separately, allowing a buyer to continue the current use or reimagine the space for another retail, food, beverage, or creative concept. Upstairs, the furnished 2-bedroom, 1-bath apartment offers separate utilities, its own address, and independent water and electric—ideal for owner occupancy, short- or long-term rental, or employee housing. A second-floor storage area and attic provide valuable additional space rarely found in properties like this.

The building has been thoughtfully updated to reduce future capital expenses. Recent improvements include a new asphalt-shingle roof in 2025, new siding in 2025, attic insulation in 2025, two new furnaces in 2024, a new AC system in 2024, and upgraded plumbing and drainage in 2021.

Parking is a major advantage, with a rear lot where the city is working to create additional parking, plus ample public parking directly across the street at the town square, supporting both residential and commercial uses. Knightstown continues to gain momentum as a smart Central Indiana investment. Positioned along the I-70 corridor, the town offers convenient access to Indianapolis while maintaining a charming, walkable downtown. Ongoing revitalization, support for local businesses, and lower acquisition costs compared to metro markets make this an attractive opportunity for investors seeking growth, stability, and community appeal.

The sky is truly the limit with this property. Would you operate a tasting room, café, boutique, bakery, art studio, or wellness concept downstairs and live upstairs? Lease the apartment for passive income? Build a destination business in a growing town that welcomes new ideas? This property invites you to imagine yourself growing here—both personally and financially.

OFFERING SUMMARY

PROPERTY DETAILS

Price:	\$217,000
Property Type:	Commercial
Building Size:	3,500 SF
Lot Size:	0.04 Acre
Zoning	C-1
Parcel No.	33-16-33-241-280.000-030
Parking	Street Parking only

TAX DETAILS

Tax Year	Total Tax
2024	\$2,582.00
2023	\$2,470.00
2022	\$3,877.75
2021	\$2,517.98
2020	\$2,260.52

PERMITTED C1 USES

Primary Use

- Apparel and Accessories
- Apparel, Alterations/Tailoring
- Bakery, Retail
- Barber or Beauty Shop
- Bed & Breakfast Establishment
- Bicycle Sales, Rental or Service
- Book Store (including stationary)
- Child Care Center
- Coffee Shop / Confectionery, Retail (e.g. candy shop)
- Department or Discount Store, less than 10,000 sq. ft. (gross floor area)
- Dry Cleaning &/or Laundry, Retail
- Dwelling, Second Floor/Upper Level(s)
- Electronics Store (excluding Department or Discount Stores)
- Farmer's Market, Permanent (enclosed only)
- Financial Institution, Bank or Credit Union
- Florist, Retail
- Gallery, Art or Photo (excluding tattoo or piercing parlors)
- Ice Cream Shop, Retail
- Jewelry Store
- Medical or Dental Clinic less than 10,000 sq ft (gross floor area)
- Newspaper or Magazine Stand
- Novelty, Gift, Souvenir Store (excluding sexually oriented businesses)
- Park
- Print Shop or Copy Center, Retail
- School, Nursery
- Studio, Art/Artist (exc. Tattoo Parlors and Sexually Oriented Businesses)
- Studio, Performing Arts (e.g. Dance, Aerobics, and Pilates)

EXTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



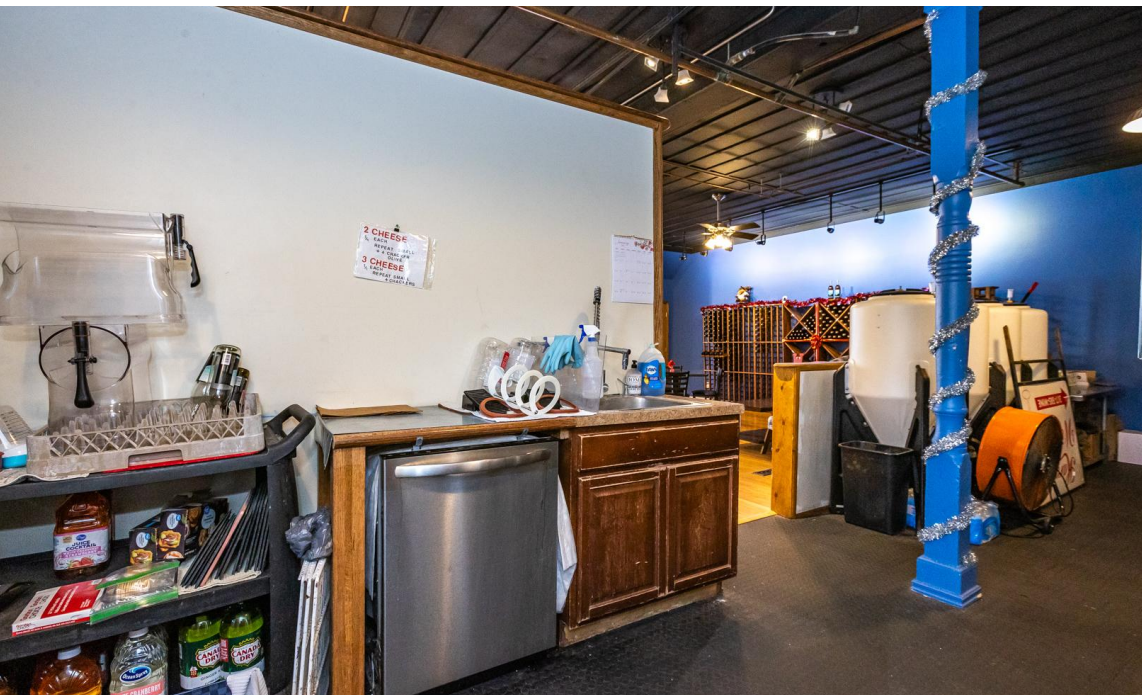
INTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



NEIGHBORHOOD MAP



AREA OVERVIEW

Knightstown

- Located approximately 30 miles east of Indianapolis along the historic National Road (U.S. 40).
- Currently transitioning from its long-standing identity as a "bedroom community" into a strategic growth hub within the Indianapolis metropolitan influence.
- The establishment of the **Redevelopment Commission (RDC)** in 2019 allows the town to utilize TIF districts.
- The town has recently modernized its electrical management through the **Indiana Municipal Power Association (IMPA)** and is undergoing a large-scale water utility project.
- Home prices in the Indianapolis-Carmel-Anderson metro area (which includes Knightstown) are projected to rise by roughly **6.6% in 2026**, outperforming many national averages.

ECONOMY

Knightstown's economy has traditionally been supported by its proximity to the agricultural and manufacturing centers of Henry County. However, recent data shows a diversifying workforce:

- **Key Sectors:** The largest employment sectors are **Retail Trade**, **Health Care & Social Assistance**, and **Construction**.
- **Major Local Employers:** Notable companies include **Hy-Flex**, **Hoosier Feeder**, and **Tomz**, alongside the Charles A. Beard Memorial School Corp.

RECENT DEVELOPMENTS

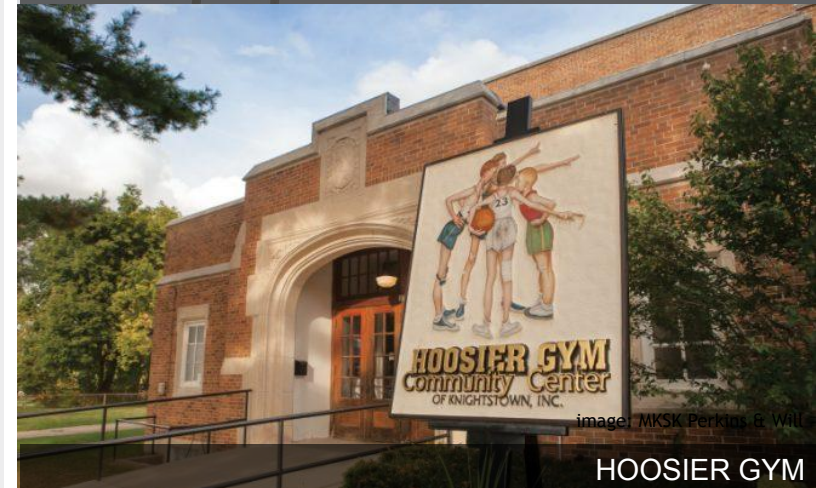
- **The SR 109 Corridor Improvement Plan:** This is designed to open up the northern "gateway" of the town for commercial and industrial use.
- **Proposed Data Center / Tech Park:** A major 585-acre technology park is proposed at the I-70 and SR 109 interchange.
- **Housing Expansion:** The Redevelopment Commission (RDC) has approved new market-rate housing developments, including a 22-unit condominium project on North Adams Street, aimed at attracting young professionals and families.
- **Historic Revitalization:** The RDC is actively seeking buyers for the historic **Masonic Lodge** building to anchor a downtown revitalization effort.



MARKERS MARKET



KNIGHTSTOWN ACADEMY



HOOSIER GYM

DEMOGRAPHIC SUMMARY

18 N Jefferson St, Knightstown, Indiana, 46148 2

Rings: 1, 3, 5 mile radii

KEY FACTS

7,142

Population

43.2

Median Age



2,941

Households

\$56,955

Median Disposable Income

EDUCATION

5.6%

No High School Diploma



42.4%

High School Graduate



29.2%

Some College/ Associate's Degree



22.8%

Bachelor's/ Graduate/ Prof Degree

INCOME



\$73,356

Median Household Income



\$36,061

Per Capita Income



\$218,028

Median Net Worth

ANNUAL HOUSEHOLD SPENDING



\$1,757

Apparel & Services



\$154

Computers & Hardware



\$2,911

Eating Out



\$5,902

Groceries



\$6,788

Health Care

BUSINESS



207

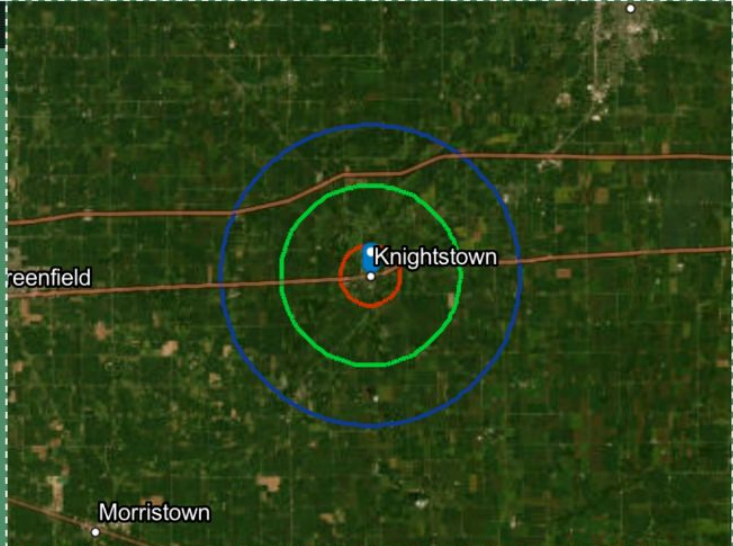
Total Businesses



1,575

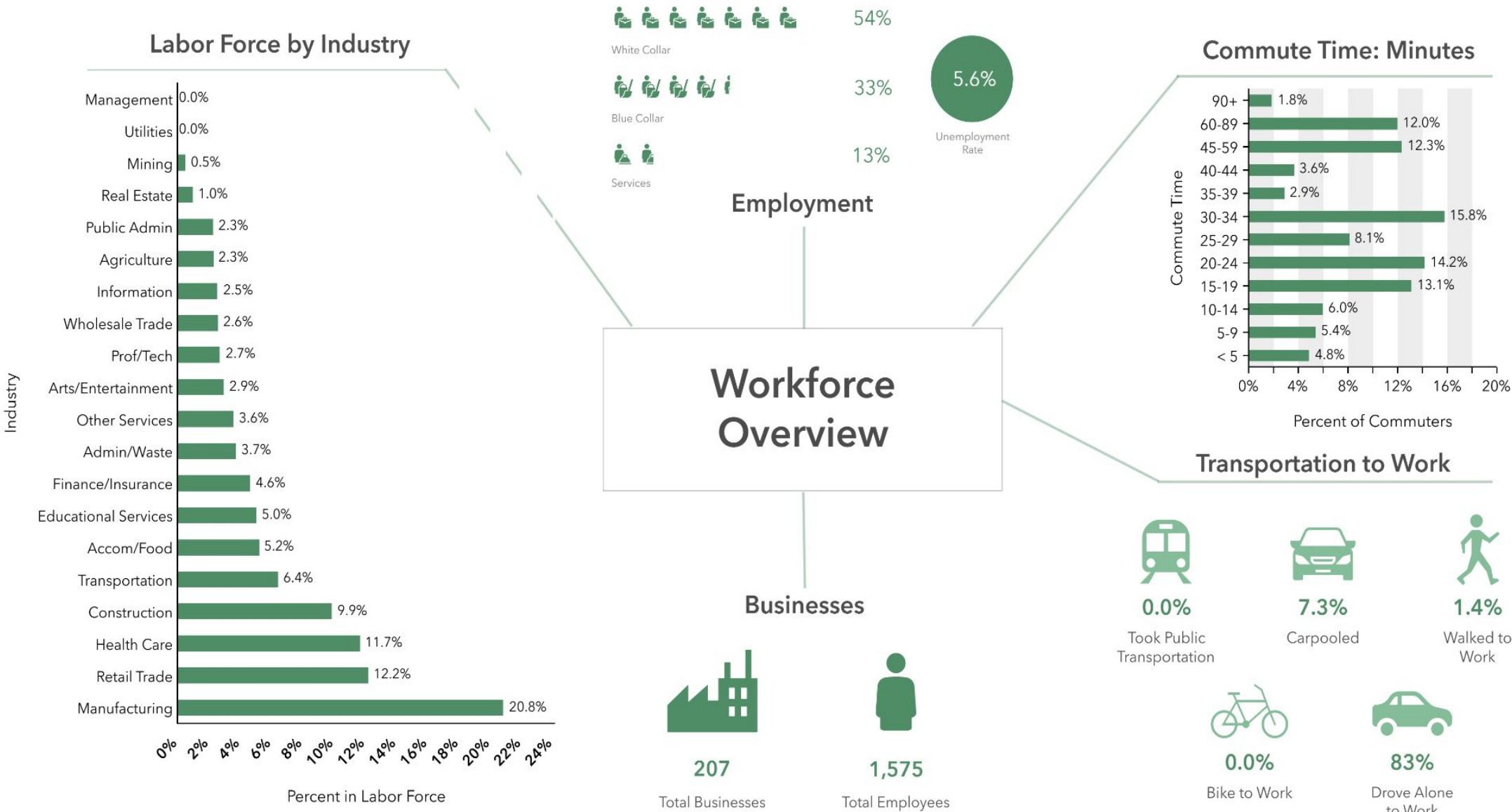
Total Employees

Variables	1 mile	3 miles	5 miles
2023 Total Population	2,569	4,111	7,142
2023 Household Population	2,569	4,111	7,142
2023 Family Population	1,908	3,109	5,596
2028 Total Population	2,553	4,090	7,085
2028 Household Population	2,553	4,090	7,085
2028 Family Population	1,883	3,072	5,514



Economic Development Profile

18 N Jefferson St, Knightstown, Indiana, 46148 2
Ring of 5 miles



COMMUTE PROFILE

18 N Jefferson St, Knightstown, Indiana, 46148 2

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



0.0%

Took Public Transportation



7.3%

Carpooled



1.4%

Walked to Work



0.0%

Bike to Work

WORKERS



3,255

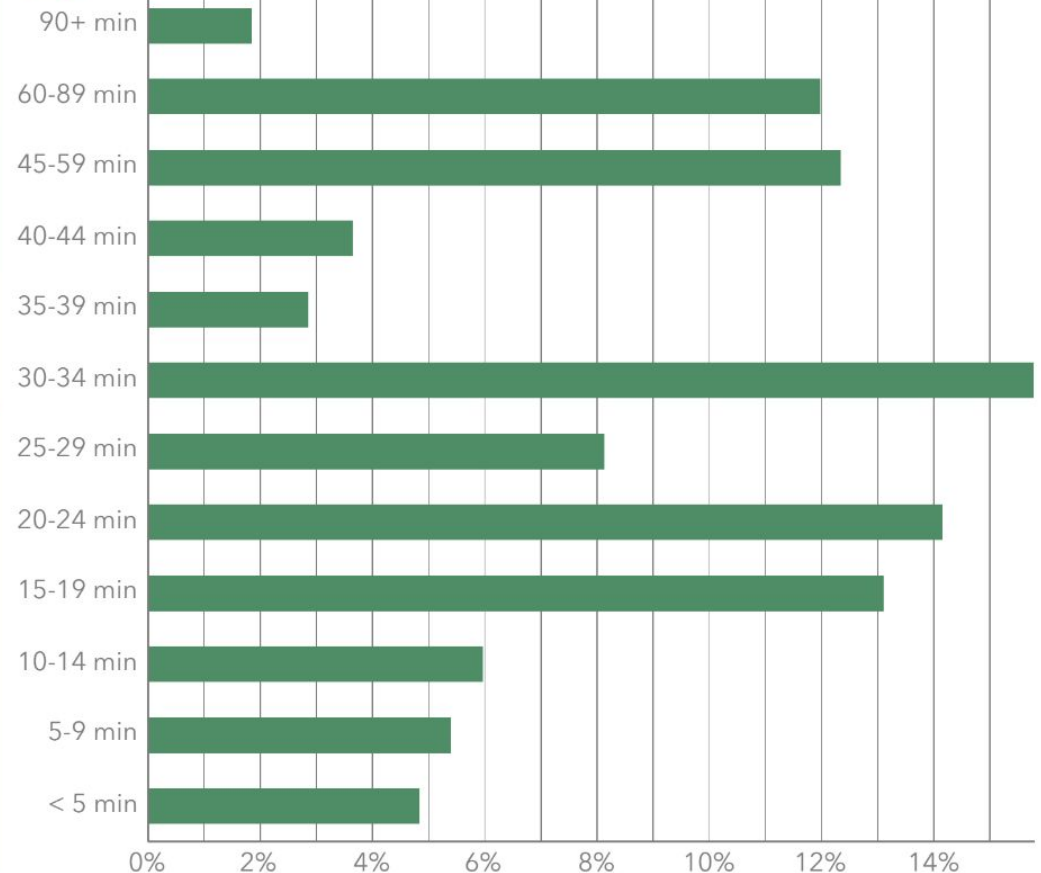
ACS Workers Age 16+



83.5%

Drove Alone to Work

TRAVEL TIME TO WORK



Percent of Workers

OFFICE MARKET PROFILE

18 N Jefferson St, Knightstown, Indiana, 46148 2
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



-0.16%

Population



-1.31%

Generation Z



-0.65%

Generation X



0.85%

Millennial

INTERNET ACCESS (INDEX)



100

Access to Internet at home



100

Internet at home via high speed connection

LIFESTYLE SPENDING (INDEX)



70

Meals at
Restaurants



82

Entertainment/
Recreation



82

Retail Goods



72

Apparel & Services



79

Home Services

Tapestry segments

No segments found

COMMERCIAL FOR SALE

18 N JEFFERSON ST

KNIGHTSTOWN, IN 46148

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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