

# FOR SALE

# OFFICE

Offering Price:

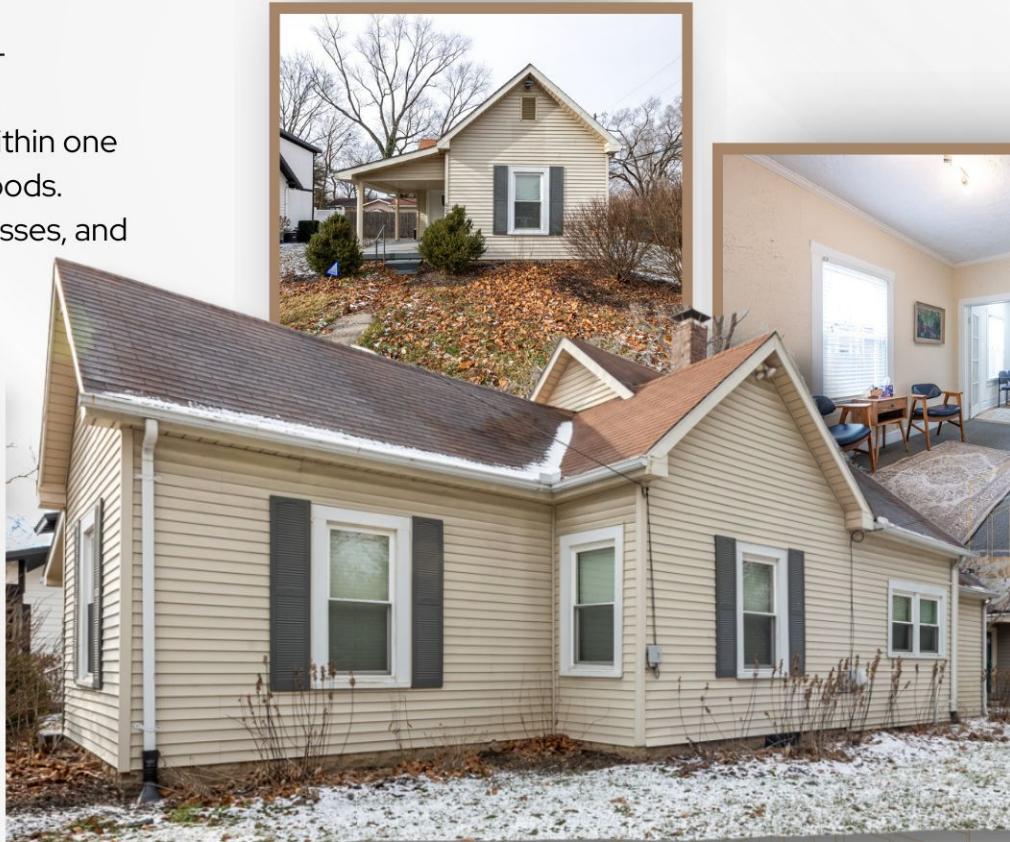
**\$299,000**



6570 Carrollton Ave  
Indianapolis, IN 46220

Located in the heart of Broad Ripple's most walkable and trail-connected district, this corner-lot commercial property offers exceptional visibility, steady foot traffic, and a prime setting within one of Indianapolis's most sought-after live-work-play neighborhoods. Surrounded by dense multi-family housing, active local businesses, and ongoing investment, the site delivers long-term demand and daily exposure in a highly competitive submarket.

- ▶ Prime corner location in Broad Ripple with strong pedestrian activity and year-round business demand
- ▶ One block from the Monon Trail, enhancing visibility, accessibility, and lifestyle appeal
- ▶ Flexible office layout with multiple prior uses, updated mechanicals, and value-add potential



CONTACT US

317-902-8622



ANNIE SCOTT  
REALTY GROUP

Commercial | Residential Real Estate Specialists



F.C. Tucker Company

# 6570 CARROLLTON AVE.

OFFICE AVAILABLE | \$299,000 | FOR SALE

## PROPERTY SUMMARY

Set in the heart of Broad Ripple's most walkable, trail-connected pocket, this corner-lot commercial property at Carrollton Avenue and East 66th Street offers a rare opportunity to establish a business in one of Indianapolis' most desirable live-work-play districts. Broad Ripple is consistently recognized as one of the city's most vibrant and pedestrian-friendly neighborhoods, drawing steady foot traffic, loyal local patrons, and a strong professional demographic. The area's mix of dining, retail, residential, and office uses creates an environment where businesses thrive year-round.

The immediate surroundings underscore the strength of this location. Positioned directly across from Opti-Park and Park 66 Flats, the property benefits from significant multi-family density and daily visibility from residents, visitors, and commuters alike. Ongoing investment in the Broad Ripple area continues to reinforce long-term demand, with recent and planned residential and mixed-use developments adding rooftops and disposable income to the neighborhood. This sustained growth has made Broad Ripple one of the most competitive submarkets in Indianapolis for both business operations and residential living.

Just one block from the Monon Trail, the property enjoys one of the city's most powerful lifestyle amenities. The Monon Trail spans more than 25 miles through some of Central Indiana's most affluent and active neighborhoods, attracting cyclists, runners, and pedestrians daily. Proximity to the trail not only enhances employee wellness and work-life balance but also increases visibility and accessibility for businesses seeking a modern, community-oriented presence.

The building itself is well suited for professional, creative, or service-based users. Currently occupied by a CPA firm, the layout includes two large private offices, a conference room, a dedicated work area, and two bathrooms, one of which includes a shower—an increasingly desirable feature in trail-adjacent locations. The basement is poured concrete, offering solid structural integrity and additional functional space. Interior finishes include a blend of carpet and hardwood flooring, and the windows remain original, preserving character while offering future value-add potential. Major mechanical updates have already been addressed, with both the hot water heater and heating unit replaced in 2025.

Zoning and historical use further enhance flexibility, with prior occupancy including a hair salon, psychologist, and accounting office. Surrounded by thriving businesses and dense multi-family housing, this property is ideally positioned for an owner-user or investor seeking a prime Broad Ripple address with strong fundamentals, exceptional visibility, and long-term upside in one of Indianapolis' most desirable commercial corridors.

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## PROPERTY DETAILS & HIGHLIGHTS

Address	6570 Carrollton Ave, Indianapolis, IN 46220
Offering Price	\$299,000
Property Type	Office/Retail
Building Size	1,010 SF
Lot Size	4,959 SF (0.11 Acre)
Stories	1
Year Built	1887
Parcel No.	49-03-36-105-033.000-801
Zoning	D9

Tax Year	Total Taxes
2024	\$5,462.58
2023	\$5,454.24
2022	\$5,454.24
2021	\$5,301.06
2020	\$5,377.66

## ANNIE SCOTT

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## PERMITTED USES

### 1. Residential Primary Uses

- Single-Family Detached Dwelling
- Manufactured Home on a lot platted on or after 7-1-82
- Two-Family Dwelling
- Group Home

### 2. Commercial and Industrial Uses

- Wireless Communications Facility

## VARIANCE

- Granted August 5, 1997
- Professional Office Uses for the following: psychological/counseling service; marketing and or design services; manufacturing representative services; and legal and or accounting services.



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## EXTERIOR PHOTOS



**ANNIE SCOTT**

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## LOBBY



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## OFFICE 1 & 2



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## OFFICE 3 & 4



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## KITCHEN & BATHROOM



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## NEIGHBORHOOD MAP



## AREA HIGHLIGHTS

### Indianapolis

- Indianapolis is the capital and most populated city in Indiana
- 875,000+ population in the city; 2+ million population in the 11-county metro area
- Indianapolis is the economic and cultural center of the Indianapolis MSA
- Known as the Crossroads of America because of its prime centralized location – 50% of the population is accessible within a one-day drive
- Home of the Indianapolis Colts (NFL), the Indiana Pacers (NBA), the Indianapolis 500 (IndyCar), and headquarters of the National Collegiate Athletic Association (NCAA)
- Indianapolis 500 - Annual automobile race held at the Indianapolis Motor Speedway; draws over 400,000 attendees on average per day and is the largest single-day sporting event in the world

### ECONOMY

- Strong corporate base with growing companies, drawing national and global firms
- Headquarters to 3 Fortune 500 companies: Anthem, Eli Lilly and Co., and Simon Property Group
- Underwent an economic renaissance during the past two decades; diversifying the manufacturing- based economy into a variety of other employment sectors
- Biotechnology, life science, and healthcare have played a major role in Indianapolis' economy
- An important national health-science sector accounts for 2,100 companies (56,000 employees), anchored by Roche Diagnostics Corp., Eli Lilly and Co., and Covance Inc.
- Eli Lilly and Company have become the largest private employer in the city with over 11,000 employees
- #4 "Top 10 Markets for Future Tech Growth" – *Zillow* (2020)

### DEVELOPMENTS

- *IU Health Academic Health Center*: A consolidated academic health campus, merging the medical school and research operations with Methodist Hospital; estimated to cost \$1 billion
- *16 Tech Innovation District*: A 50-acre urban innovation district being developed in the historic



2 Million Population in the Metro Area



DOWNTOWN INDIANAPOLIS



INDIANAPOLIS COLTS STADIUM



INDIANAPOLIS MOTOR SPEEDWAY

# DEMOGRAPHIC SUMMARY

6570 Carrollton Ave, Indianapolis, Indiana, 46220

Rings: 1, 3, 5 mile radii

## KEY FACTS

214,048

Population



95,538

Households

37.4

Median Age

\$61,983

Median Disposable Income

## EDUCATION

5.7%



No High School Diploma



23.2%



17.9%  
High School Graduate

Some College/  
Associate's Degree

53.2%  
Bachelor's/Gra/  
d/ Prof Degree

## INCOME



\$77,278

Median Household Income



\$51,167

Per Capita Income



\$159,100

Median Net Worth

5 miles



## ANNUAL HOUSEHOLD SPENDING



\$2,505

Apparel & Services



\$236

Computers & Hardware



\$4,128

Eating Out



\$7,521

Groceries



\$7,575

Health Care

5 miles

## BUSINESS



10,205

Total Businesses



133,576

Total Employees

Variables	1 mile	3 miles	5 miles
2023 Total Population	8,572	83,881	214,048
2023 Household Population	8,569	80,624	209,194
2023 Family Population	5,099	56,413	150,661
2028 Total Population	9,019	84,403	215,785
2028 Household Population	9,017	81,147	210,930
2028 Family Population	5,328	56,305	150,806

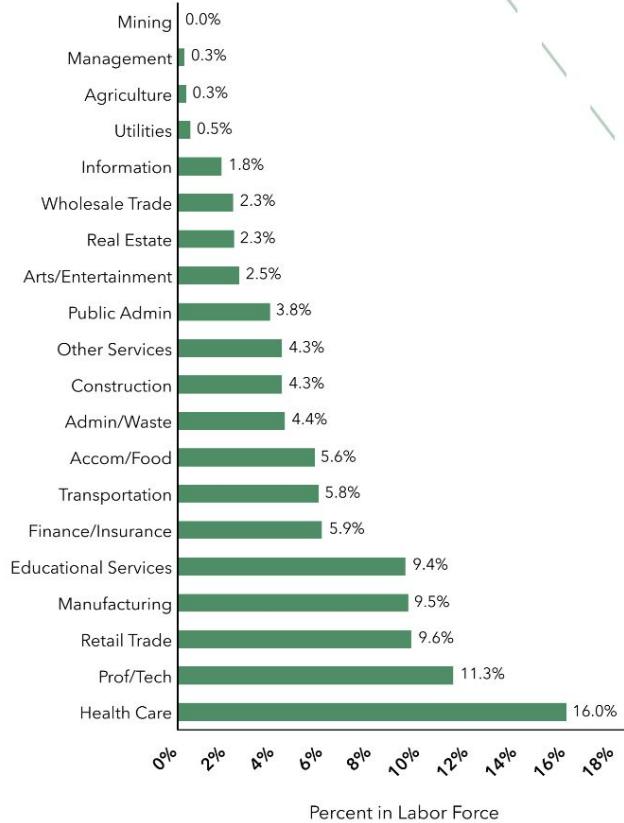
# Economic Development Profile

6570 Carrollton Ave, Indianapolis, Indiana, 46220

Ring of 5 miles



## Labor Force by Industry



73%



15%



11%

## Employment



3.8%  
Unemployment  
Rate

## Workforce Overview



10,205

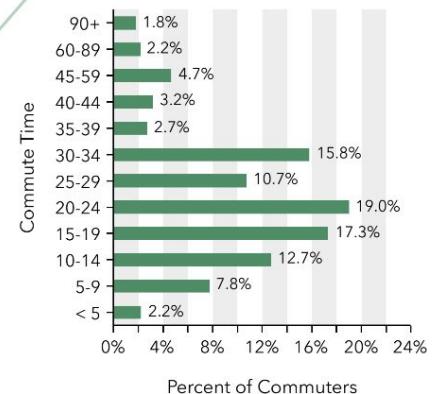
Total Businesses



133,576

Total Employees

## Commute Time: Minutes



## Transportation to Work



1.4%

Took Public  
Transportation



6.3%

Carpooled



1.5%

Walked to  
Work



0.2%

Bike to Work



73%

Drove Alone  
to Work

# COMMUTE PROFILE

6570 Carrollton Ave, Indianapolis, Indiana, 46220

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



1.4%

Took Public Transportation



6.3%

Carpooled



1.5%

Walked to Work



0.2%

Bike to Work

WORKERS



113,398

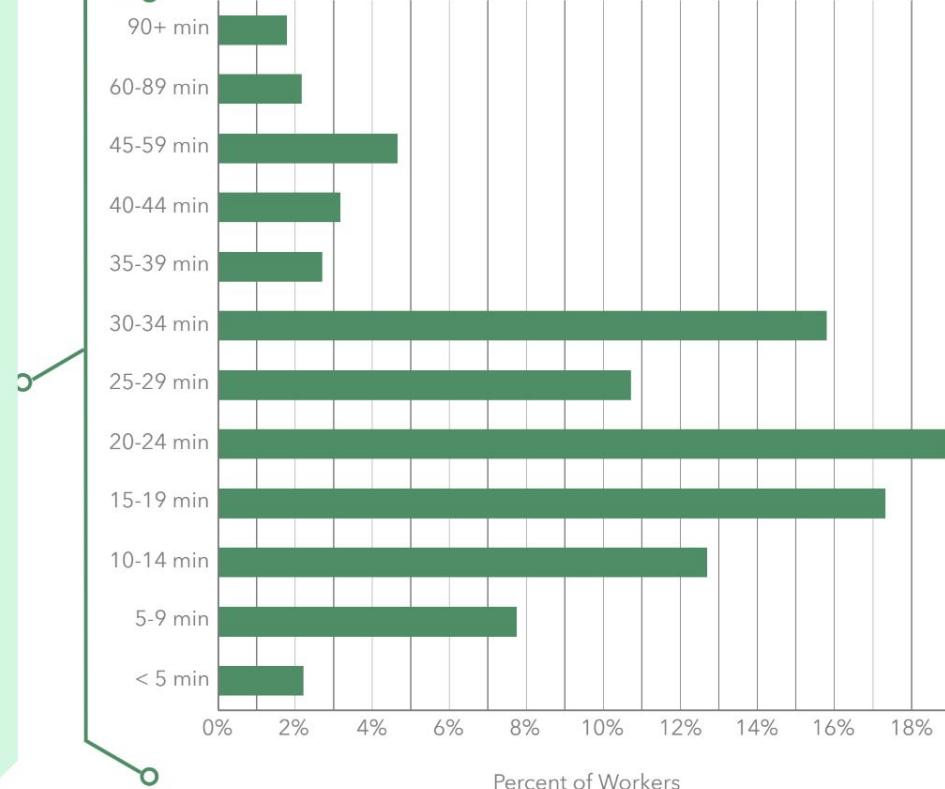
ACS Workers Age 16+



72.8%

Drove Alone to Work

## TRAVEL TIME TO WORK



# OFFICE MARKET PROFILE

6570 Carrollton Ave, Indianapolis, Indiana,  
46220  
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](#)

## PROJECTED ANNUAL GROWTH RATE



0.16%  
Population



2.21%  
Generation Z



-0.66%  
Generation X



-1.73%  
Millennial

## INTERNET ACCESS (INDEX)



100

Access to Internet at home



101

Internet at home via high speed connection

## LIFESTYLE SPENDING (INDEX)



100

Meals at  
Restaurants



98

Entertainment/  
Recreation



98

Retail Goods



102

Apparel & Services



98

Home Services

Tapestry segments

No segments found

## OFFICE AVAILABLE FOR SALE

# 6570 CARROLLTON AVE

INDIANAPOLIS, IN 46220

*EXCLUSIVELY LISTED BY:*

**Annie Scott**

Realtor / Broker

Annie Scott Realty Group LLC / F.C. Tucker

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