

4601 W 16th Street
Indianapolis, IN 46222

Retail
5,445 SF



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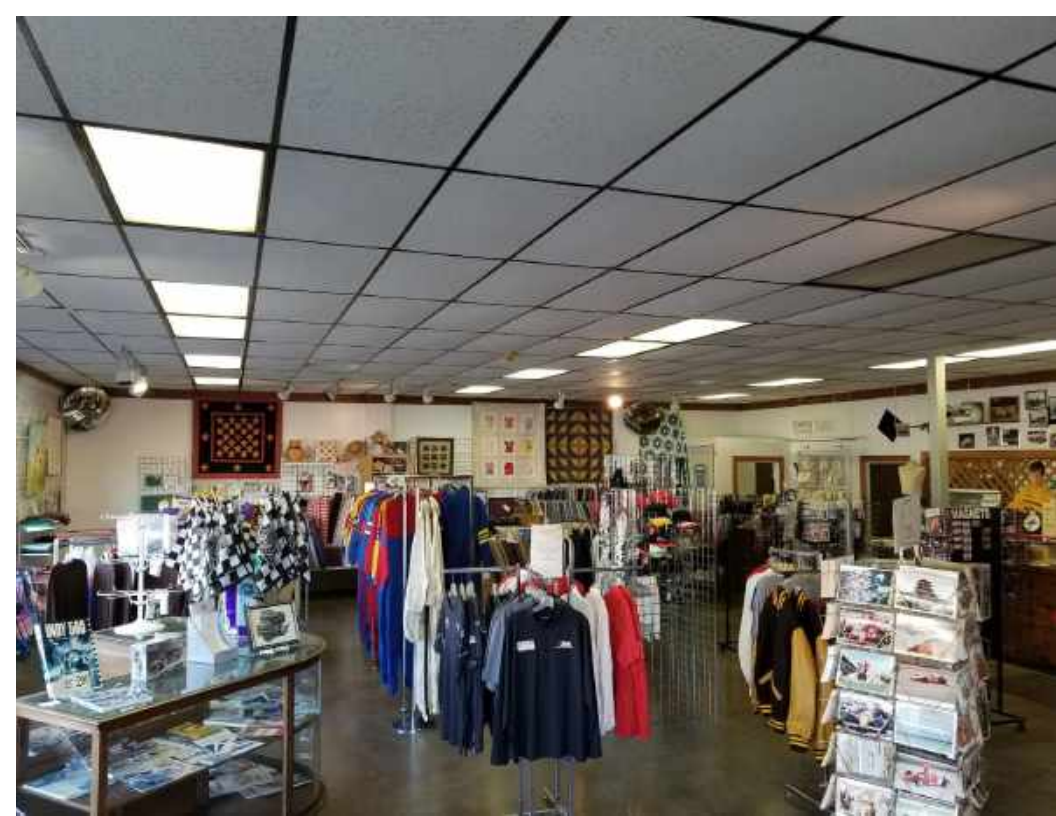


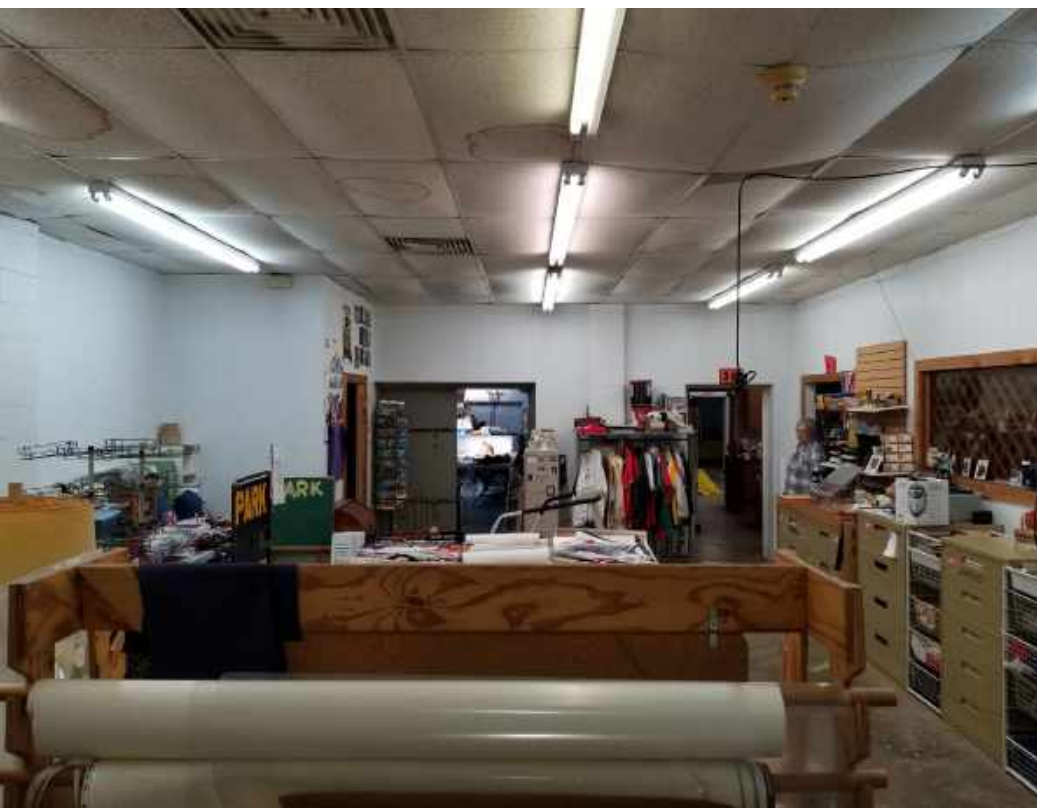
Property Details

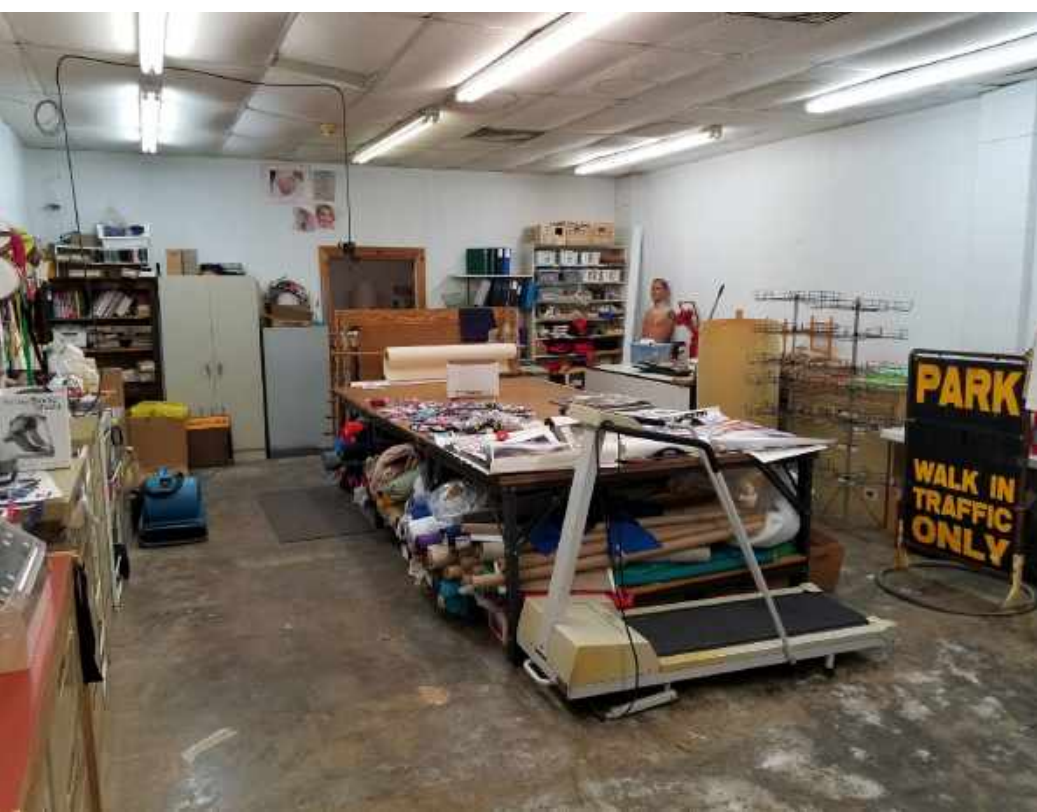
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Asking Price:	\$995,000.00
Total Acreage:	0.38 Acres
Total Buildings SF:	5,445 SF
Zoned:	SZ-2
Year Built:	1960
Annual Taxes:	\$5,054.00
Parking Spaces:	22
Building Type:	Retail
County:	Marion

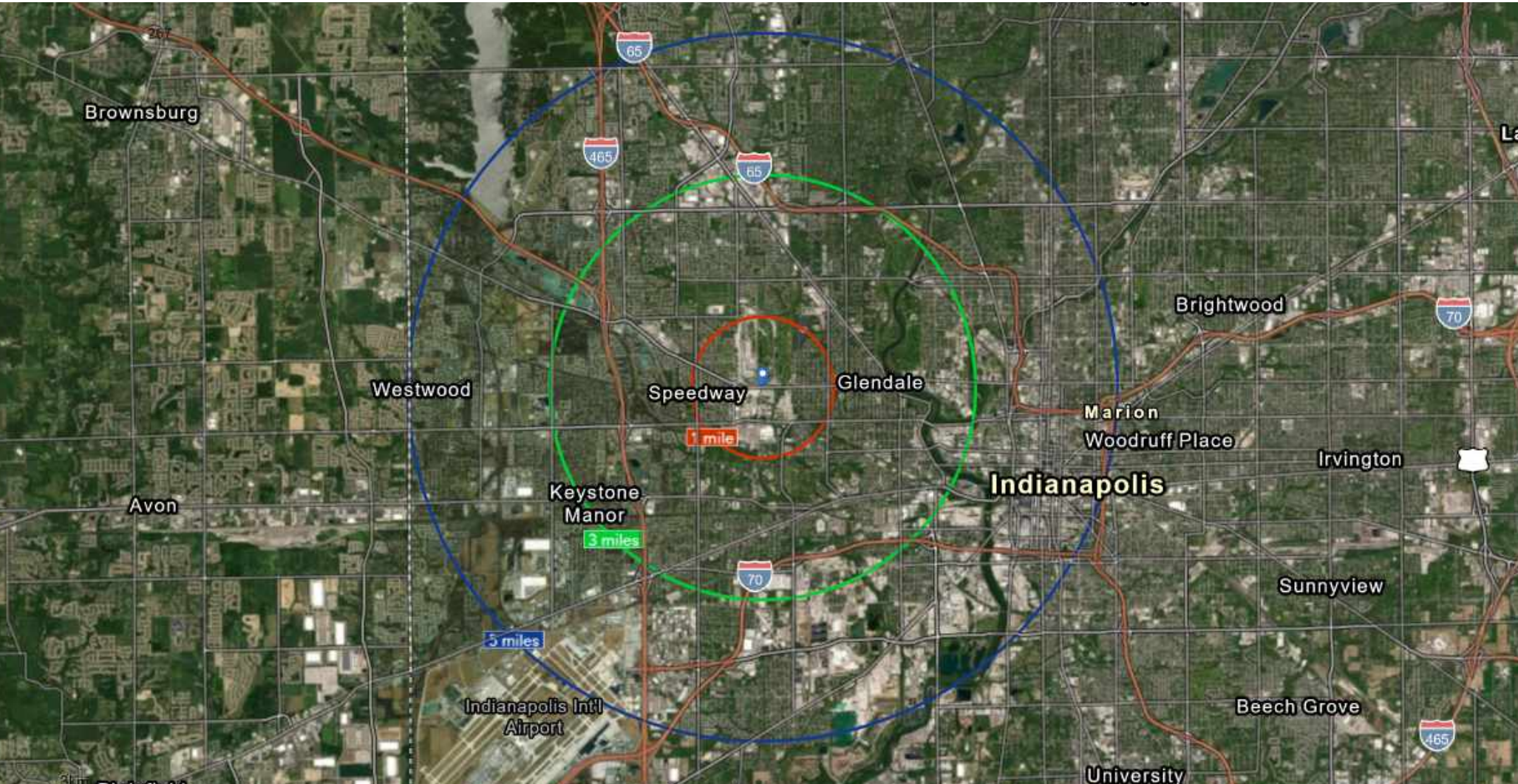








Location Overview



Measure	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population 2019	7,641	97,839	239,006
Households 2019	3,147	36,802	96,646
Ave. Household Size 2019	2.39	2.61	2.38
Median Household Income 2019	\$38,418	\$34,392	\$37,469
Ave. Household Income 2019	\$49,317	\$46,008	\$53,403
Median Home Value 2019	\$93,904	\$85,337	\$105,250

Market Description

This retail building is located on the west side of Indianapolis in the historic Speedway suburb. The suburb of Speedway is home to the renowned Indianapolis Motor Speedway, which hosts some of the largest motorsports races in the world, including the Indy 500, Brickyard 400, Indy Car Grand Prix, Indianapolis Moto Grand Prix, Indy Vintage Racing Invitational, Indy Legends Charity Pro-Am, Lights at the Brickyard, Red Bull Air Race, LPGA Tournament. Speedway has embarked on an ambitious development plan that consists of four development districts that create a nexus for motorsports, industry, technology, and culture.

The property is situated on West 16th Street (25,920 vehicles per day) in the shadow of the Indianapolis Motor Speedway, and less than half a mile east of the West 16th and Main Street intersection.



Points of Interest



1. The Indianapolis Motor Speedway Main Grandstand
2. IMS Administration Building
3. NASCAR Racing Experience and Richard Petty Driving Experience

4. Brickyard Crossing Golf Course
5. Coca-Cola Bottling
6. 500 Shopping Center

7. Dallara
8. Speedway Industrial Park
9. Praxair Technologies