



Retail Building Adjacent to the Indianapolis Motor Speedway



4601 W 16th Street Indianapolis, IN 46222

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Property Details

Asking Price:	\$995,000	Zoned:	SZ-2
Total SF:	5,445 SF	Building Type:	Retail
Total Acreage:	0.38 Acres	Parking Spaces:	22
Annual Taxes:	\$5,054.00	Year Built:	1960

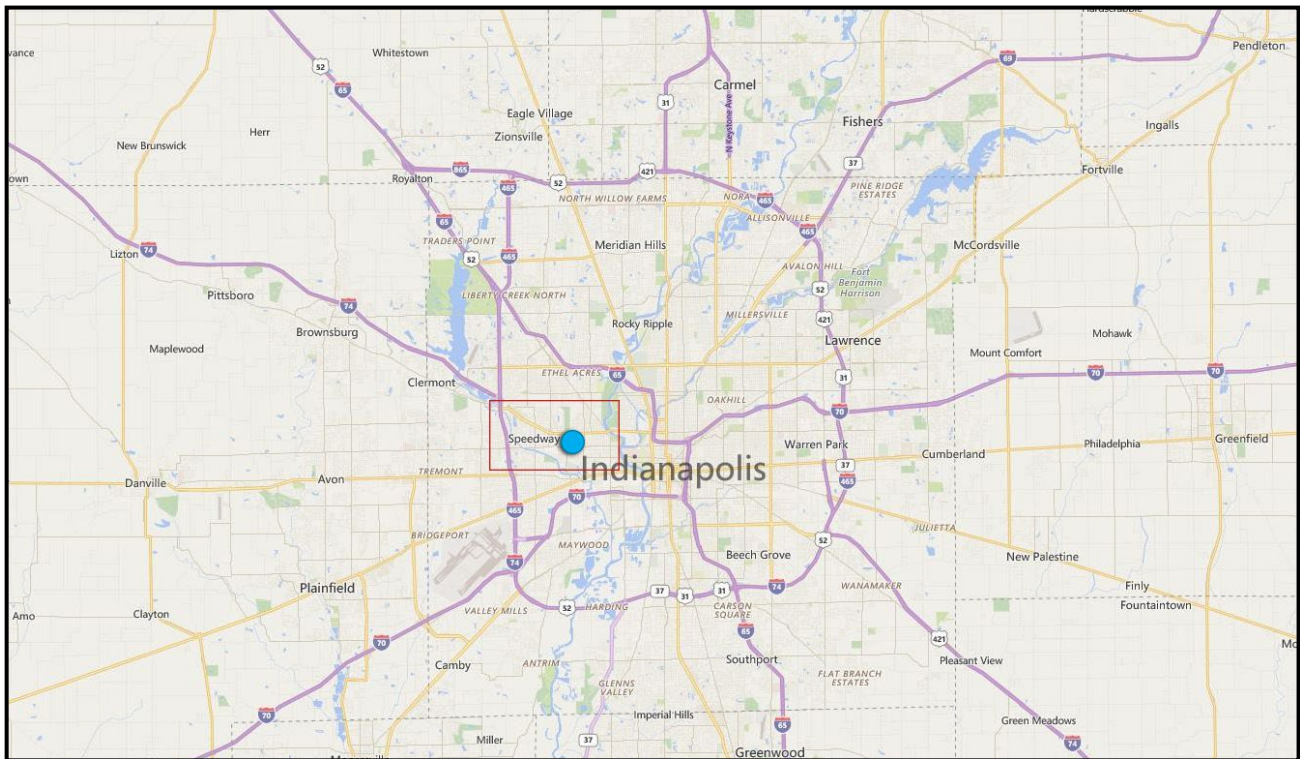
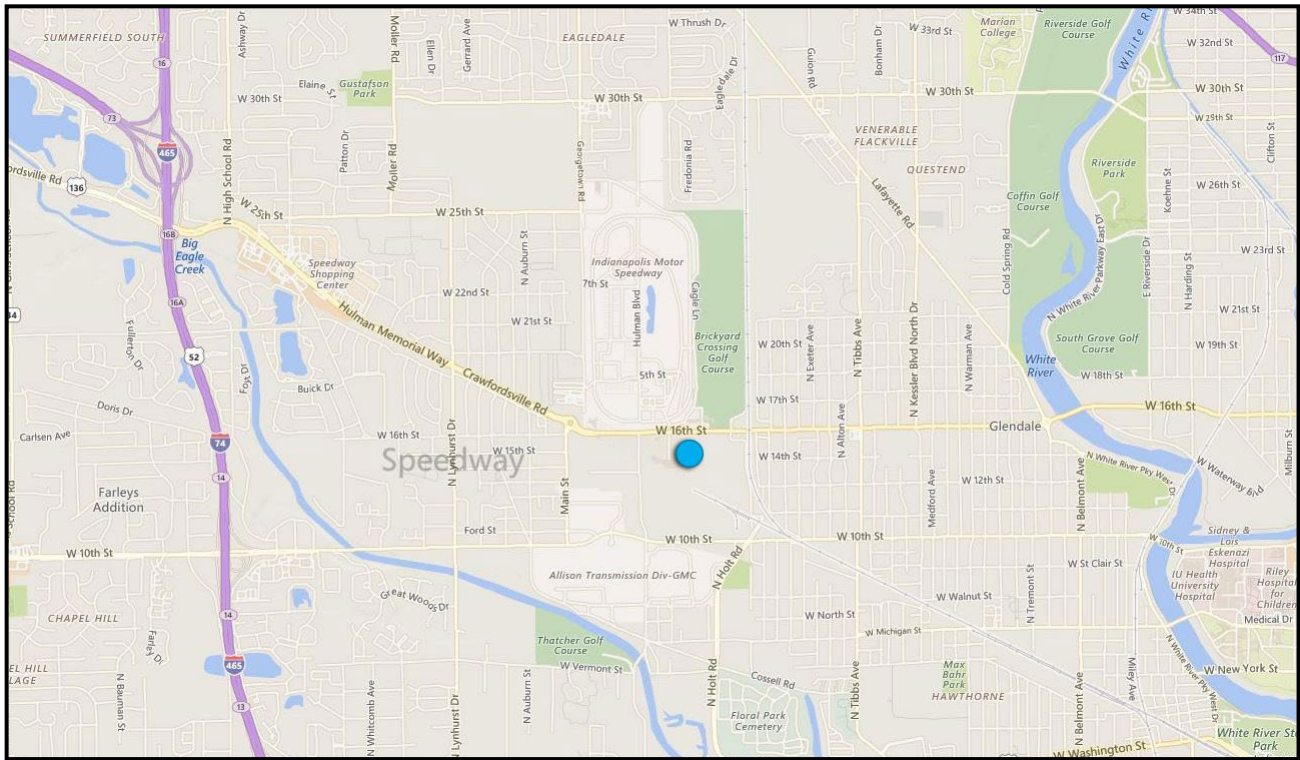








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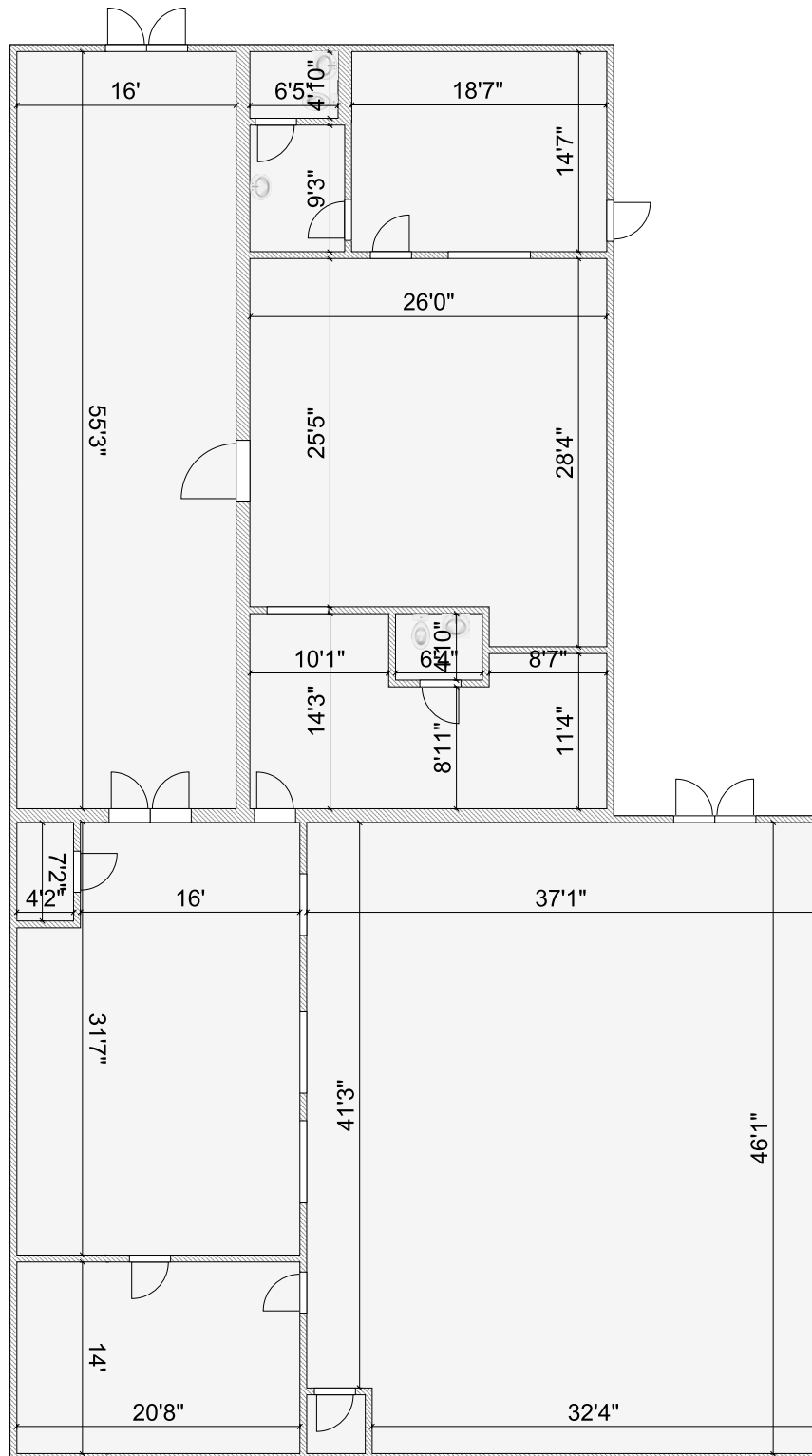
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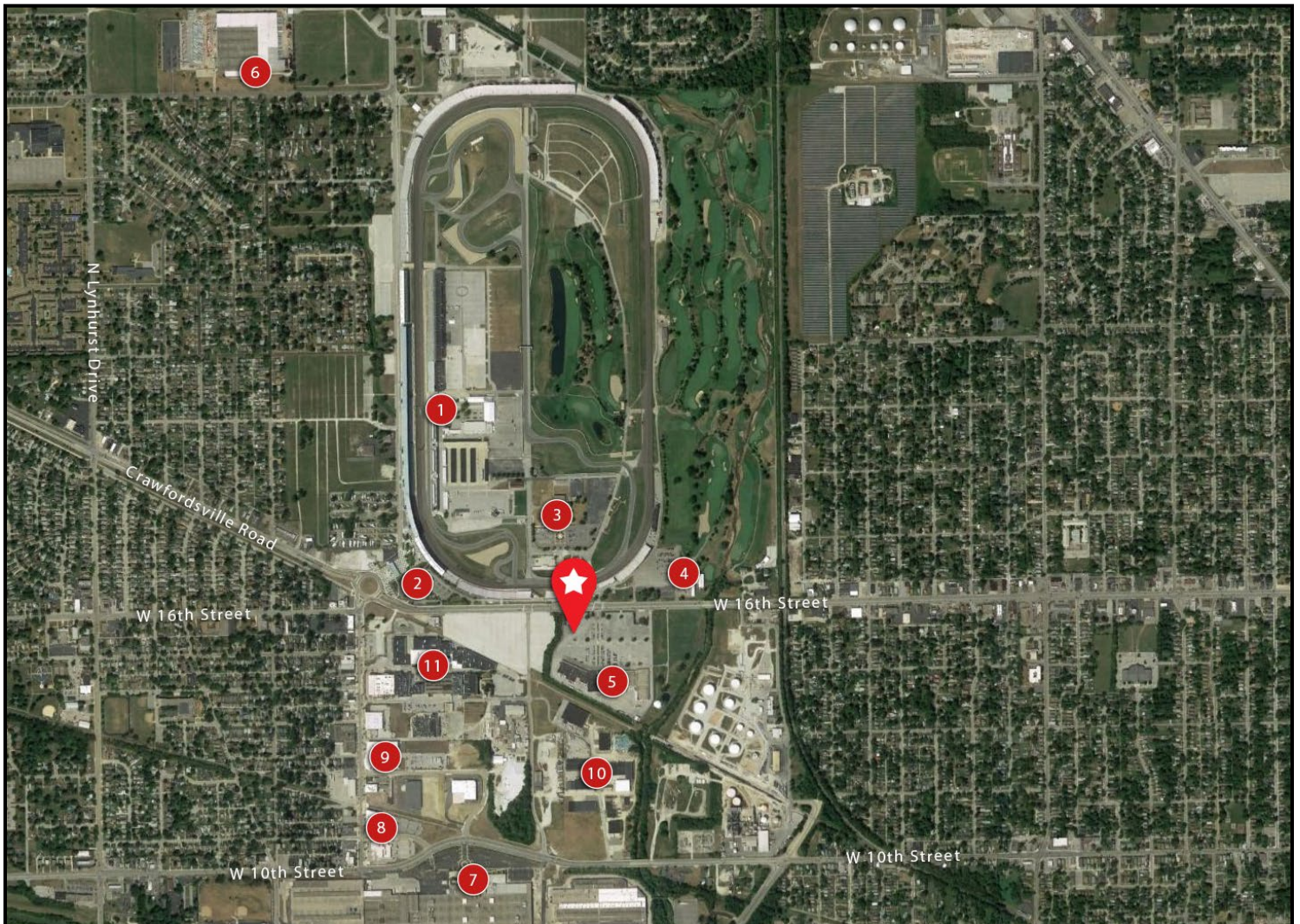
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Market Description

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, PGA 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.



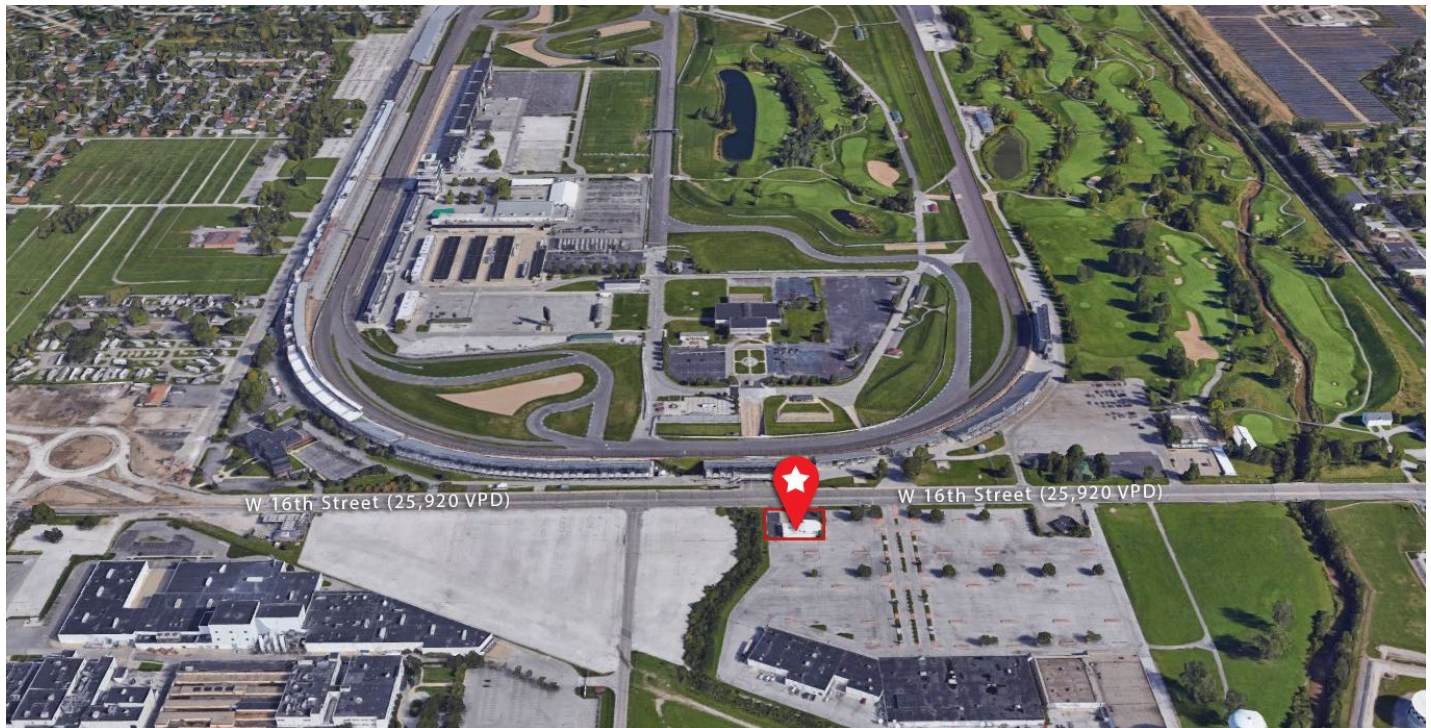


Points of Interest

- | | |
|--|------------------------------|
| 1. The Indianapolis Motor Speedway Main Grandstand | 6. Coca-Cola Bottling |
| 2. IMS Administration Building | 7. Allison Transmission |
| 3. NASCAR Racing Experience and Richard Petty Driving Experience | 8. Speedway Indoor Karting |
| 4. Brickyard Crossing Golf Course | 9. Dallara |
| 5. 500 Shopping Center | 10. Speedway Industrial Park |
| | 11. Praxair Technologies |



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Measure	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population 2019	7,641	97,839	239,006
Annual Population Rate 2019	0.58%	0.61%	0.68%
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
Projected Median Income 2024	\$38,979	\$35,224	\$39,148
Ave. Household Income 2019	\$49,317	\$46,008	\$53,403
Projected Ave. Income 2024	\$54,092	\$50,847	\$60,130
Median Home Value 2019	\$93,904	\$85,337	\$105,250
Projected Median Home Value 2024	\$100,451	\$89,359	\$113,649
Total Employed Population 2019	3,796	44,630	115,444
White Collar	48.2%	42.5%	52.6%
Services	18.8%	23.8%	20.7%
Blue Collar	33.1%	33.8%	26.6%



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