

SALE

RETAIL

STREET RETAIL



**GREAT CORNER LOCATION**



**SALE PRICE**

\$639,500

**BUILDING SF**

1,740 SF

**ACREAGE**

0.36 ACRES

Nice building and land for sale with C5 and C7 zoning in an active area. Located in a Qualified Opportunity Zone

- + 23,000 + daily traffic count
- + Substantial Frontage and Excellent visibility to both streets
- + 80 plus parking spaces
- + Growing population and demographics
- + Adjacent to 16Tech and Stadium Lofts

# LYNN'S AUTO SALES

1251 WEST 16TH STREET, INDIANAPOLIS, IN 46202



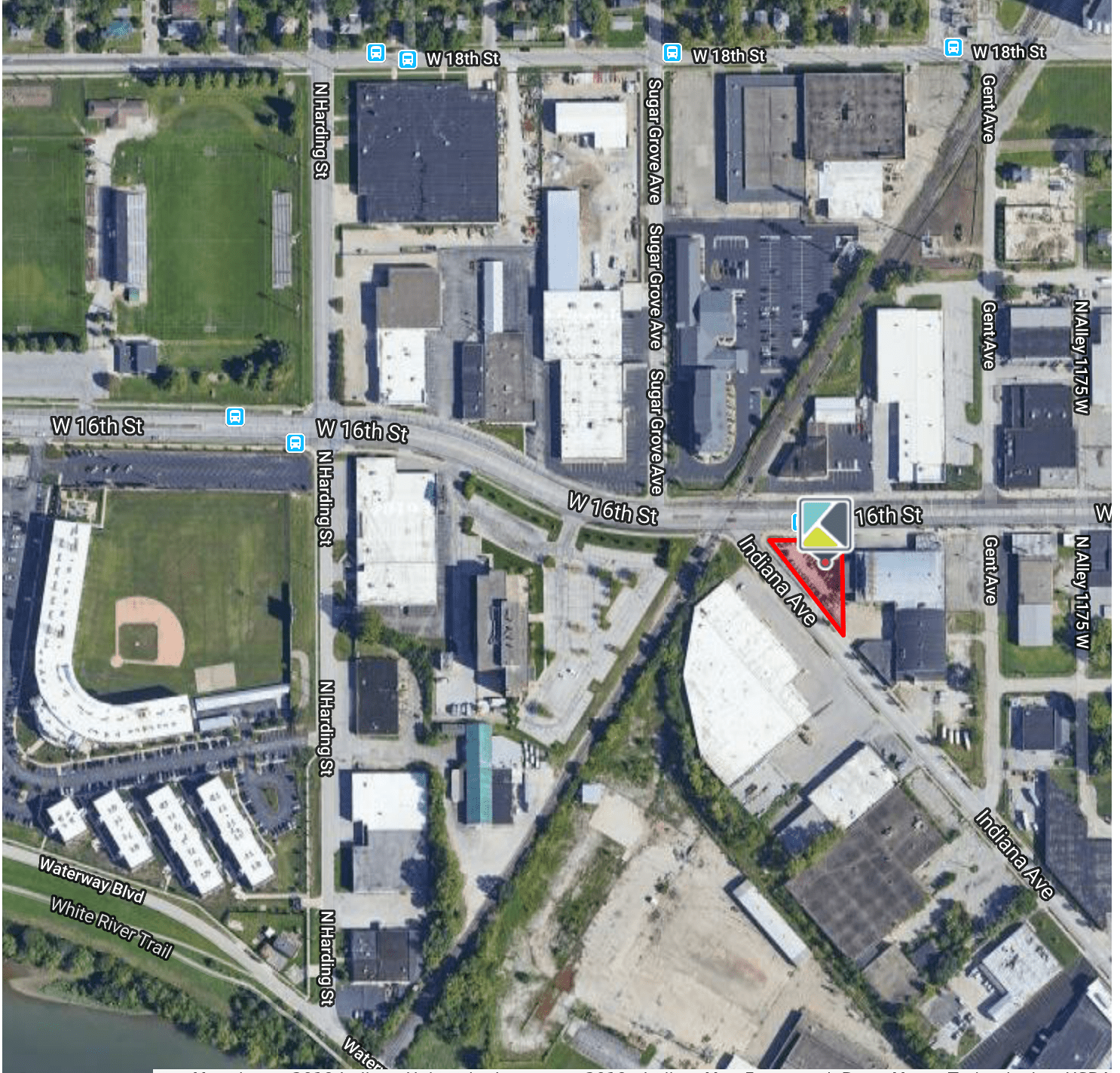
in #growIndiana

The information contained herein was obtained from sources we consider reliable. We cannot be responsible for errors, omissions, prior sale or lease, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend the lessee's/purchaser's independent investigation.

9339 Priority Way West Drive  
Suite 120  
Indianapolis, IN 46240  
317.663.6000

# LYNN'S AUTO SALES

1251 WEST 16TH STREET, INDIANAPOLIS, IN 46202



Google

Map data ©2019 Indiana University Imagery ©2019 , IndianaMap Framework Data, Maxar Technologies, USDA Farm Service Agency

in #growIndiana

9339 Priority Way West Drive  
Suite 120  
Indianapolis, IN 46240  
317.663.6000

The information contained herein was obtained from sources we consider reliable. We cannot be responsible for errors, omissions, prior sale or lease, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend the lessee's/purchaser's independent investigation.

# LYNN'S AUTO SALES

1251 WEST 16TH STREET, INDIANAPOLIS, IN 46202



POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,008	86,733	237,559
Median age	29.6	32.4	33.3
Median age (Male)	28.9	31.7	32.2
Median age (Female)	31.2	33.3	34.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,483	35,831	93,643
# of persons per HH	2.4	2.4	2.5
Average HH income	\$33,836	\$45,088	\$47,472
Average house value	\$123,981	\$125,437	\$121,953

\* Demographic data derived from 2010 US Census