

OWNER-USER OPPORTUNITY LOW COVERAGE

4173 N Keystone Ave, Indianapolis, IN 46205

Owner-User
Investment Opportunity
Offering Memorandum



MATTHEWS™

EXCLUSIVELY LISTED BY



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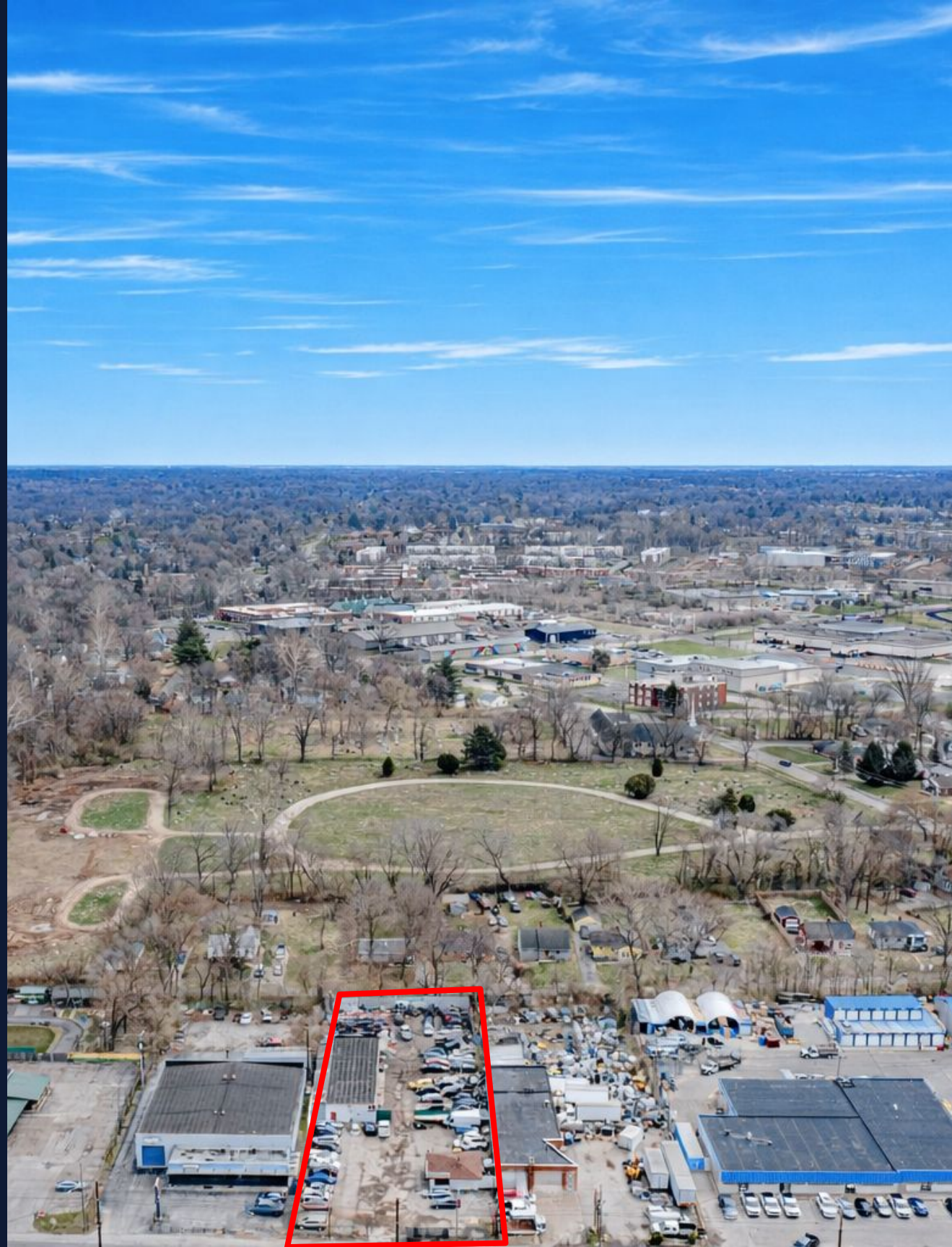
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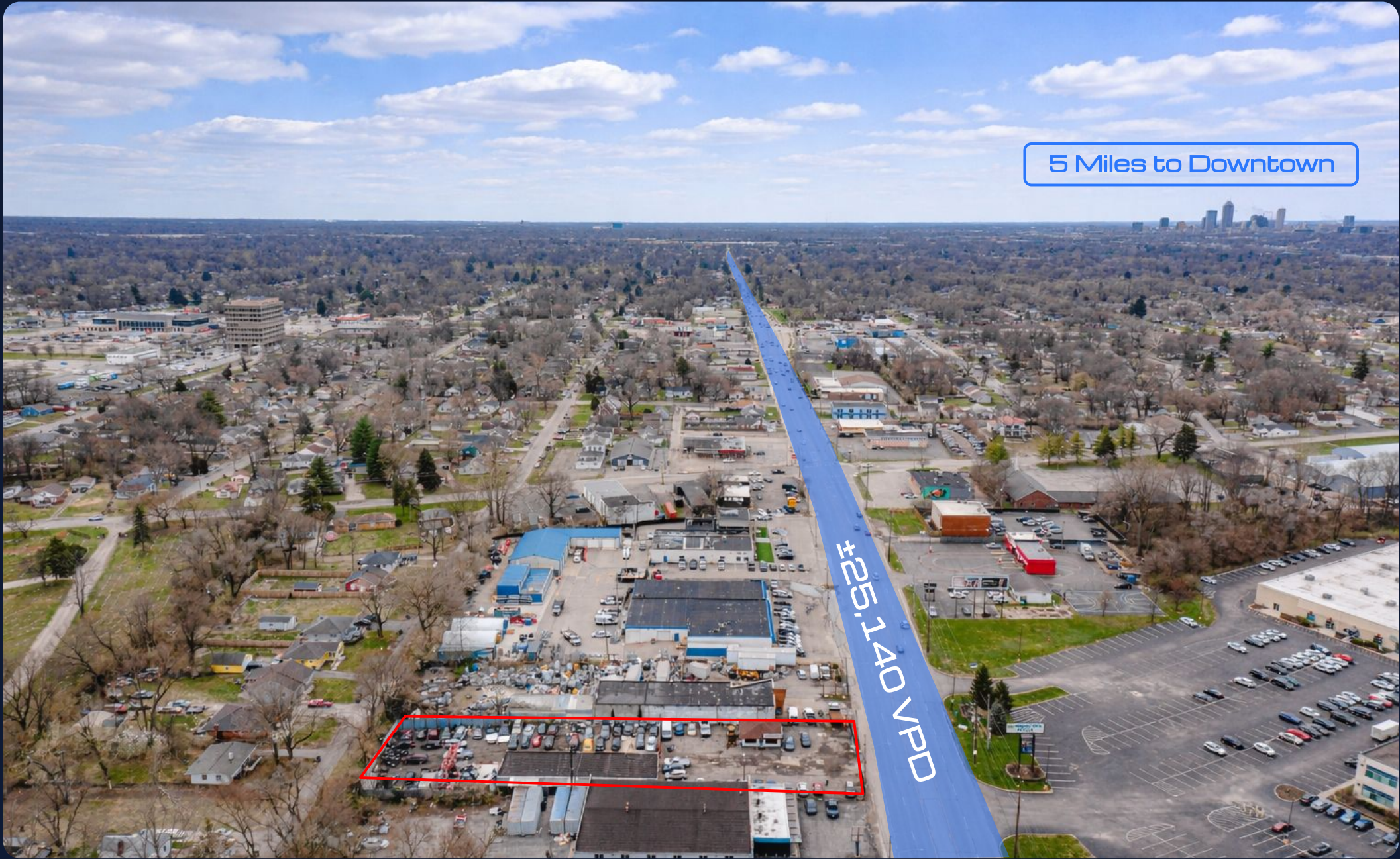
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PROPERTY OVERVIEW

Owner-User Opportunity
4173 N Keystone Ave, Indianapolis, IN 46205

5 Miles to Downtown



INVESTMENT HIGHLIGHTS

Property Highlights

- **Vacant Owner-User or Redevelopment Opportunity** – ±3,479 SF building situated on a 0.89-acre parcel offering flexibility for investors or owner-operators.
- **Prime Keystone Avenue Corridor** – Located along a highly trafficked commercial corridor providing strong visibility and easy access to surrounding neighborhoods and businesses.
- **C5 Zoning (Indianapolis)** – Allows for a wide range of commercial uses including automotive, retail, service, and redevelopment opportunities.
- **Low Site Coverage Ratio** – Existing improvements cover a small portion of the total site, providing significant excess land for outdoor storage, expansion, or redevelopment.
- **Functional Building Size** – ±3,479 SF structure ideal for service retail, automotive users, showroom concepts, or adaptive reuse.
- **Large Land Parcel** – ±0.89 acres allows for ample parking, outdoor storage, or potential site reconfiguration.
- **Established Commercial Area** – Surrounded by dense residential neighborhoods and established local businesses generating consistent traffic.
- **Value-Add Potential** – Opportunity to renovate, reposition, or redevelop the site to maximize long-term value.





OLLIE'S Bargain **OUTLET** GOOD STUFF CHEAP
planet fitness
DOLLAR TREE

meijer

AutoZone

Glendale Town Center
LOWE'S **TARGET**
five BELOW **LANDMARK THEATRES**
OLD NAVY *Walgreens*
Bath & Body Works

CVS pharmacy

Walgreens



Forty Six Flats
±170 Units



COMMUNITY
AUTO AND TIRE

enterprise

Fall Creek View Apartments
±50 Units

ExtraSpace
Storage

SELECTIVE
MOTORS

E Fall Creek Pkwy N Dr ± 29,800 VPD

N Keystone Ave ± 25,140 VPD

NOVA
TREE CARE



INDIANA
DEPARTMENT OF
CHILD
SERVICES



Subject Property

INDIANA STATE
FAIRGROUNDS
& EVENT CENTER
±1.1 Miles Away



4173 N Keystone Ave,
Indianapolis, IN 46205

\$700,000

Price

1971

Year Built

±3,479 SF

GLA

C5

Zoned

±0.89 AC

Lot Size



MARKET OVERVIEW

Owner-User Opportunity
4173 N Keystone Ave, Indianapolis, IN 46205



INDIANAPOLIS, IN

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	10,422	104,369	264,265
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	4,900	44,858	116,400
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$59,116	\$103,735	\$102,315

Local Market Overview

Indianapolis serves as a major commercial hub in the Midwest, supported by a stable economy and an expanding consumer base. The city's central location within the state and its extensive transportation network make it a strategic retail distribution point for regional and national brands. Key economic sectors such as healthcare, education, logistics, and manufacturing contribute to consistent consumer traffic and support a wide range of retail formats. The downtown core remains active with mixed-use development, while suburban corridors continue to see new investment in grocery-anchored centers, lifestyle centers, and essential-service retail.

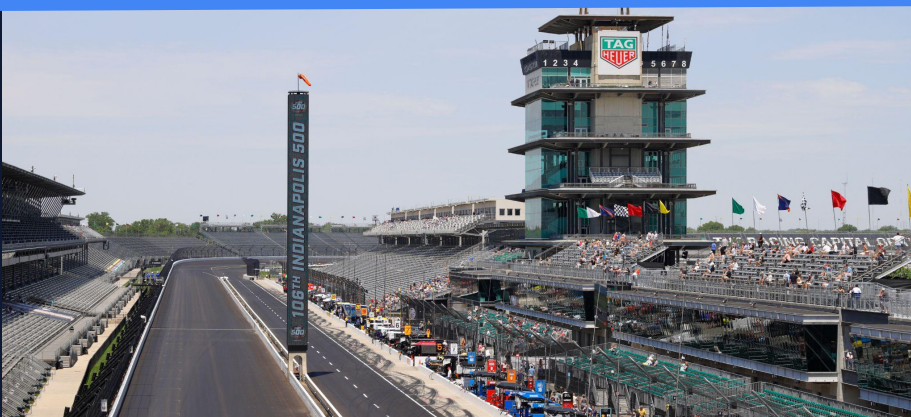
The market has avoided overbuilding, and many older retail assets are undergoing repositioning to better align with current consumer trends. Ongoing redevelopment initiatives in urban retail zones also indicate a shift toward more flexible, experience-oriented retail environments that complement surrounding residential and office uses.

Market Demographics

893,000
Total Population

\$199.2 Billion
GPD

NEARBY DEVELOPMENTS



900,000
Total Visitors Per Year

Indy 500 | Motor Speedway museum

The Indianapolis 500, often called the “Greatest Spectacle in Racing,” is one of the most prestigious and historic motorsport events in the world. Held annually at the Indianapolis Motor Speedway in Speedway, Indiana, the race dates back to 1911 and takes place every Memorial Day weekend. Drivers compete over 200 laps on the 2.5-mile oval, totaling 500 miles, with speeds often exceeding 220 mph. The event attracts hundreds of thousands of fans from around the globe and serves as a cornerstone of American motorsport culture, blending tradition, innovation, and raw competition. The winner’s celebration—complete with the famous bottle of milk and the Borg-Warner Trophy—has become a hallmark of racing lore.

Located within the Speedway grounds, the Indianapolis Motor Speedway Museum preserves and showcases the rich history of the track and the Indy 500. The museum features an impressive collection of race cars, trophies, and memorabilia that chronicle over a century of automotive and racing achievements. Visitors can explore exhibits dedicated to legendary drivers, technological advancements, and the evolution of motorsport. In addition to its permanent displays, the museum offers guided tours that take fans behind the scenes—sometimes even onto the famous “Yard of Bricks” start/finish line—providing an immersive experience that connects past and present in one of racing’s most iconic venues.

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By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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