

3702 W 16th Street

Indianapolis, IN 46222

6,420 SF Building Near Indianapolis Motor Speedway



Property Overview:

This property is located just minutes from Indianapolis Motor Speedway. With C-4 zoning, this location offers flexibility with a wide array of permitted uses, making it ideal for various businesses. Capitalize on the Speedway's high traffic and year-round events.

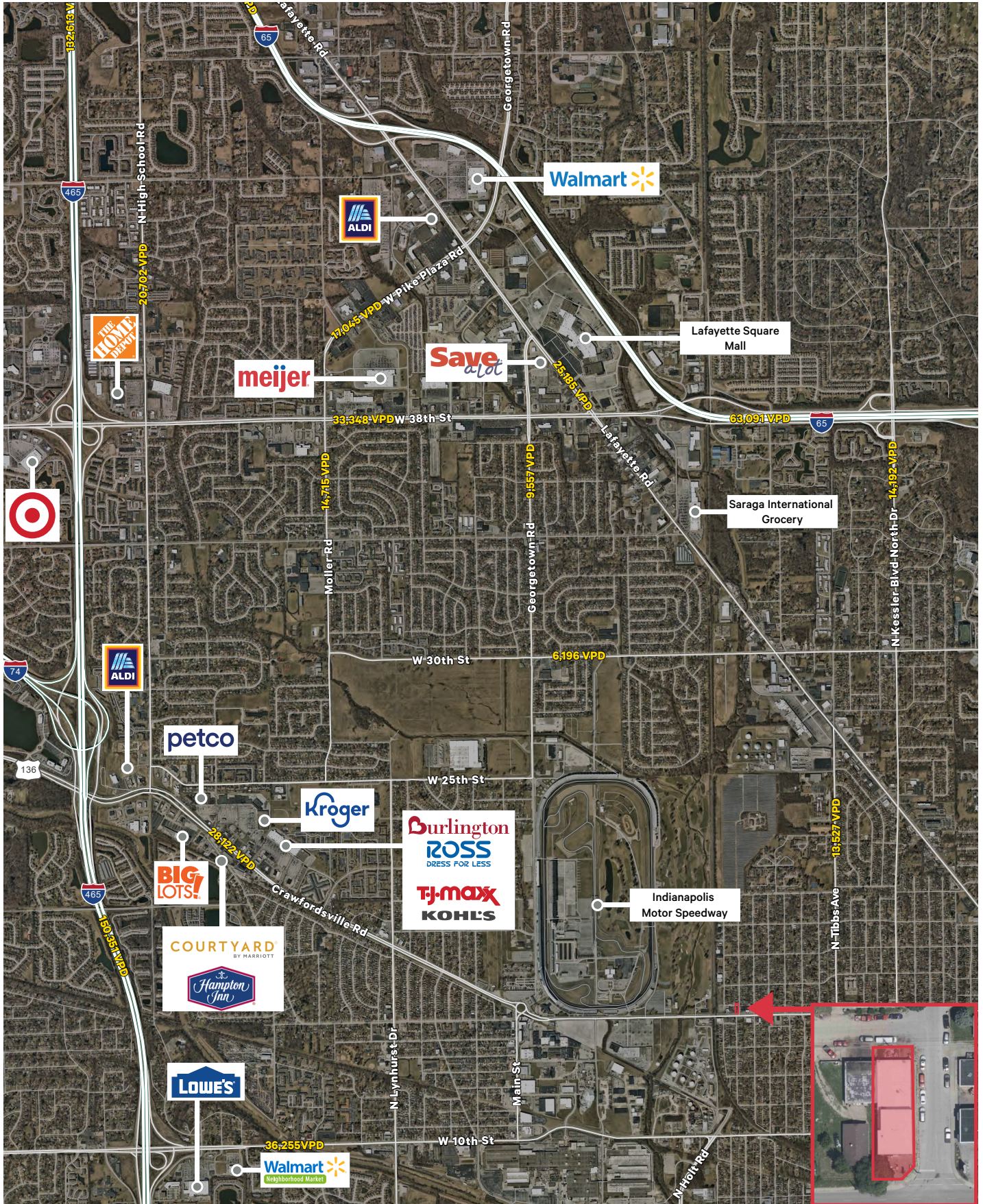
Property Features

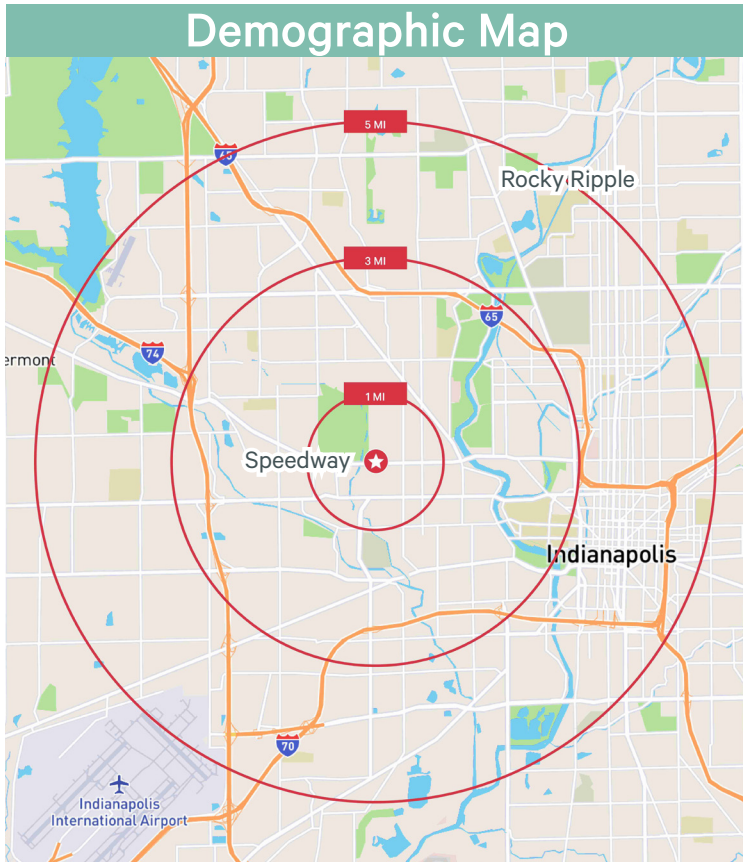
- + 6,420 SF Building
- + New roof in 2024
- + Zoned C-4
- + One drive-in door
- + Sale Price: \$395,000 **PRICE REDUCTION: \$299,000**

Permitted C-4 Uses:

Day Care, Religious Uses, Training Facility, Medical/Treatment Center, Animal Care, Food and Beverage, Farmers' Market, Consumer Services, Salon Services, Laundromats, Printing Services, Tattoo Parlor, Retail Sales and more...







2025 Demographics	1 Mile	3 Miles	5 Miles
Population	10,828	102,626	258,069
2020-2025 Annual Population Growth Rate	-0.19%	0.16%	0.25%
Households	4,057	39,612	107,358
Household Income	\$55,365	\$69,809	\$84,066
Daytime Population	10,280	113,526	364,657

Contact Us

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