

MIXED USE APARTMENT +
RETAIL INVESTMENT SALE

1354 Shelby Street, Indianapolis, Indiana, 46203



Click the CA button to sign and receive the OM package.

CA

Property Information

- + An eight-unit, 8,700 square foot mixed-use building
- + three commercial suites with five apartments
- + 0.255 acre parcel
- + Fully Leased
- + Frontage Location
- + Located in the historic Fountain Square district, known for its arts, dining, and entertainment venues.
- + Surrounded by local coee shops, restaurants, antique stores, and art galleries.
- + Proximity to parks (including Garfield Park and Conservatory) and educational institutions like the University of Indianapolis
- + Great for office or retail

Demographics

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	15,804	107,254	246,862
Households	7,164	48,095	106,355
Household Income	\$113,825	\$93,559	\$84,909
Daytime Population	21,667	195,967	340,151

Traffic Counts

	VPD
I-69	133,641
Virginia Ave	8,033

1354 Shelby St
Indianapolis, IN 46203

For Sale



Contact Us

Scott Wise
Vice President
+1 317 650 6018
scott.wise@cbre.com

CBRE Indianapolis
8888 Keystone Crossing
+1 317 269 1000
Suite 1000 | Indianapolis, IN

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.