

# 8809 S Meridian St

8809 S Meridian St & 8 Dixie Dr, Indianapolis, IN



## FOR SALE

### MORGAN METCALF

Broker – Merrill Property Group  
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### JOSIE LAVEY

Broker – Merrill Property Group  
P: 270-804-2473

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## OFFERING SUMMARY

LIST PRICE:

\$300,000

LOT SIZE:

0.94 Acres

ZONING:

C1

TRAFFIC COUNT:

33,965 VPD

USES:

Professional Office, Medical Office,  
Daycare, Retail (No Drive-Thru)

## PROPERTY OVERVIEW

Utilize the existing house as office space or take it down and redevelop the site to meet your business' needs. Located on the north end of SR-135's main retail corridor, this property is prime for commercial use. Curb cuts on South Meridian Street, which promotes excellent ingress and egress opportunities. Nestled in between a residential and commercial area puts rooftops right at your back door. This location boasts excellent visibility with above average daily traffic counts and is perfect for a business who wants to be close to amenities and potential customers.

This property is split into two separate parcels, zoned commercial with a 3100 SF residential structure on it.

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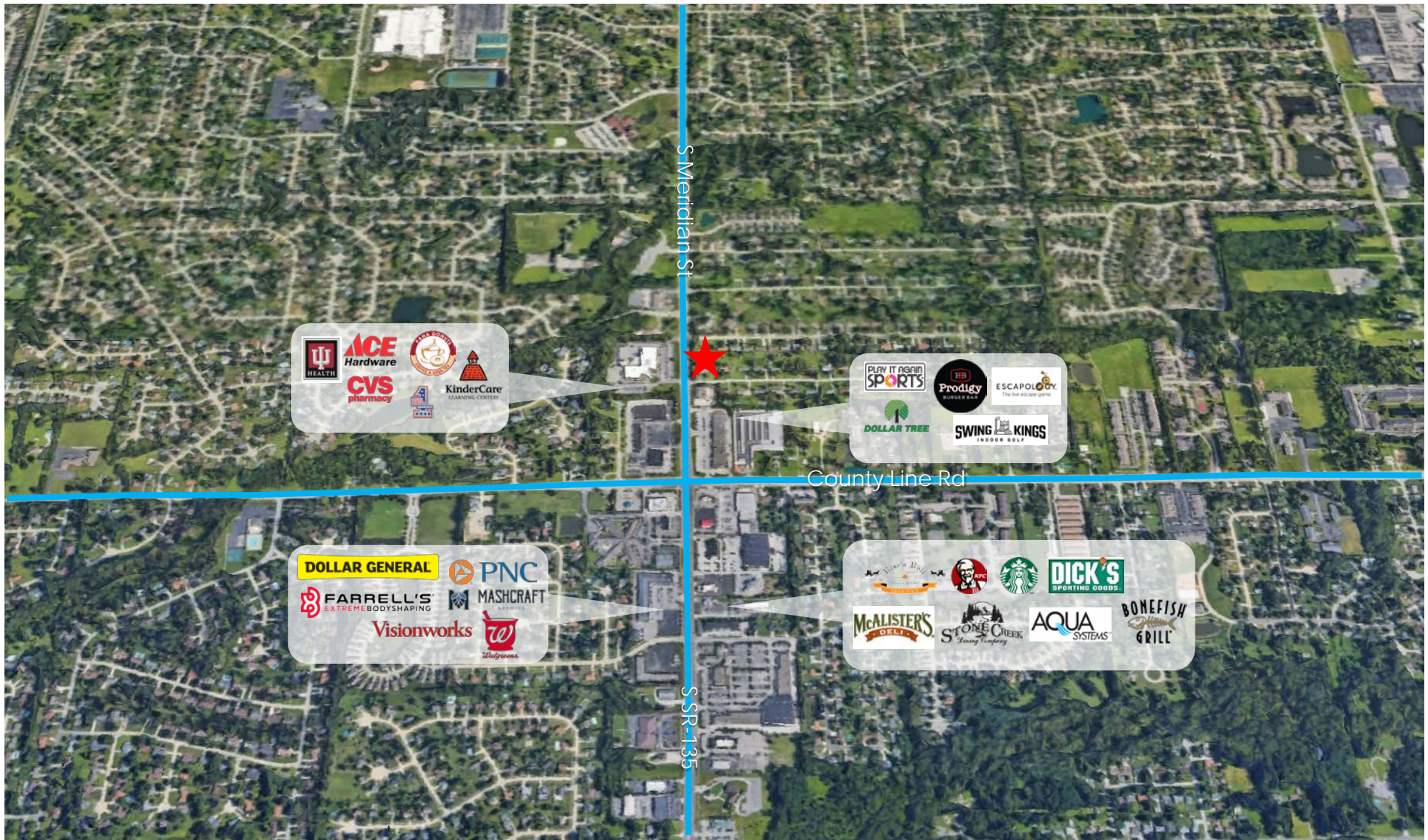
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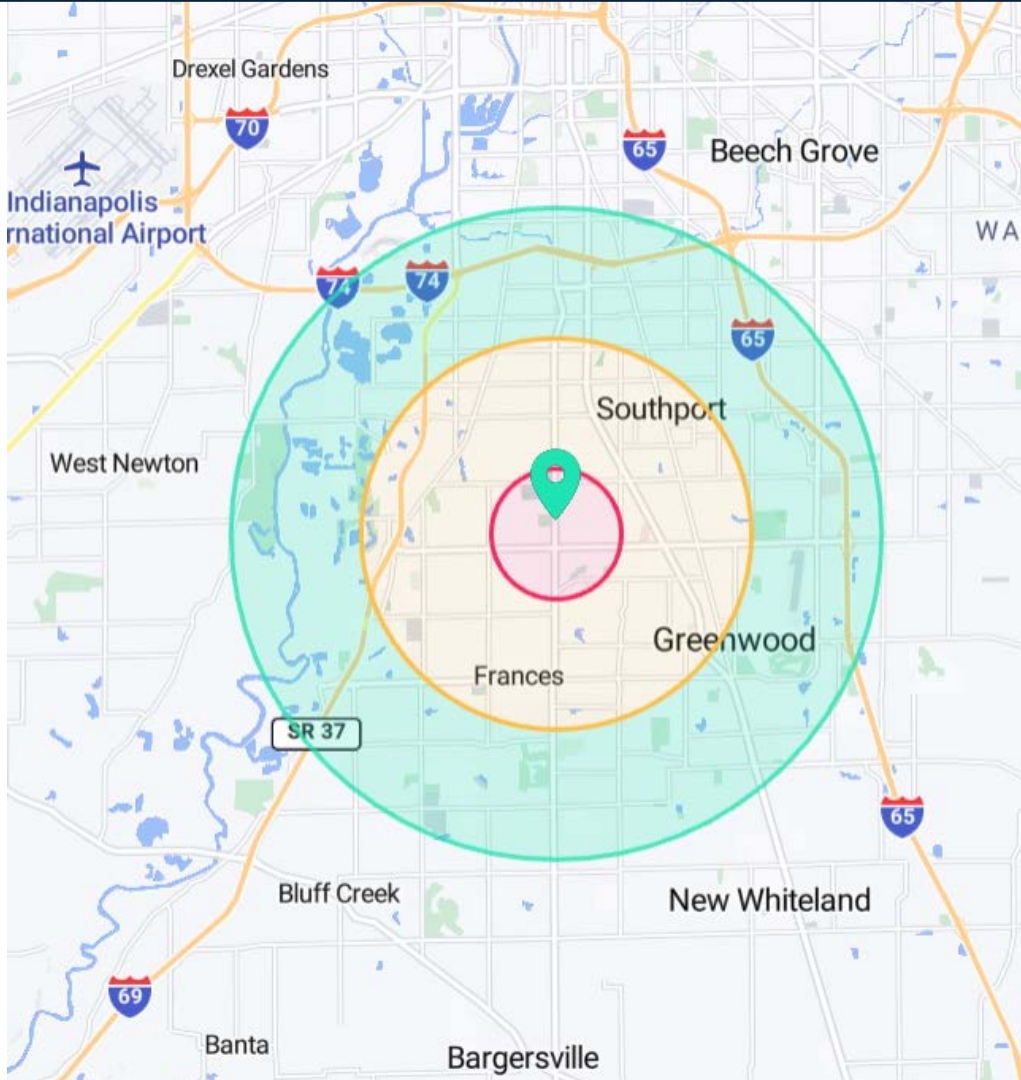
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## DEMOGRAPHICS



<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Population	9,876	93,650	183,779
Workday Population	7,169	73,342	150,955

<b>Age</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Ages 0-14	1,648	18,018	36,043
Ages 15-24	1,133	11,526	23,410
Ages 25-54	3,768	37,166	73,873
Ages 55-64	1,288	11,011	21,271
Ages 65+	2,029	15,929	29,181

<b>Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Median	\$72,400	\$77,700	\$80,500
< \$15,000	163	1,822	3,460
\$15,000-\$24,999	226	2,617	4,525
\$25,000-\$34,999	353	3,308	5,590
\$35,000-\$49,999	386	4,935	9,392
\$50,000-\$74,999	1,038	7,129	13,983
\$75,000-\$99,999	713	4,813	9,331
\$100,000-\$149,999	712	6,701	13,410
\$150,000-\$199,999	170	2,643	5,513
> \$200,000	229	2,739	5,552

<b>Housing</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Units	4,173	38,714	74,772
Occupied	3,990	36,707	70,757
Owner Occupied	2,903	23,360	45,853
Renter Occupied	1,087	13,347	24,904
Vacant	183	2,007	4,015

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