

8809 S Meridian St

8809 S Meridian St, Indianapolis, IN

FOR SALE



MORGAN METCALF
Broker – Merrill Property Group
P: 317-496-7606
morgan@merrillpropertygroup.com

JOSIE LAVEY
Broker – Merrill Property Group
P: 270-804-2473
josie@merrillpropertygroup.com



OFFERING SUMMARY

LIST PRICE: **\$200,000**

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.



8809 S Meridian St

8809 S Meridian St, Indianapolis, IN

FOR SALE



MERRILL
PROPERTY GROUP

KW
COMMERCIAL

MORGAN METCALF
Broker – Merrill Property Group
P: 317-496-7606
morgan@merrillpropertygroup.com

JOSIE LAVEY
Broker – Merrill Property Group
P: 270-804-2473
josie@merrillpropertygroup.com

8809 S Meridian St

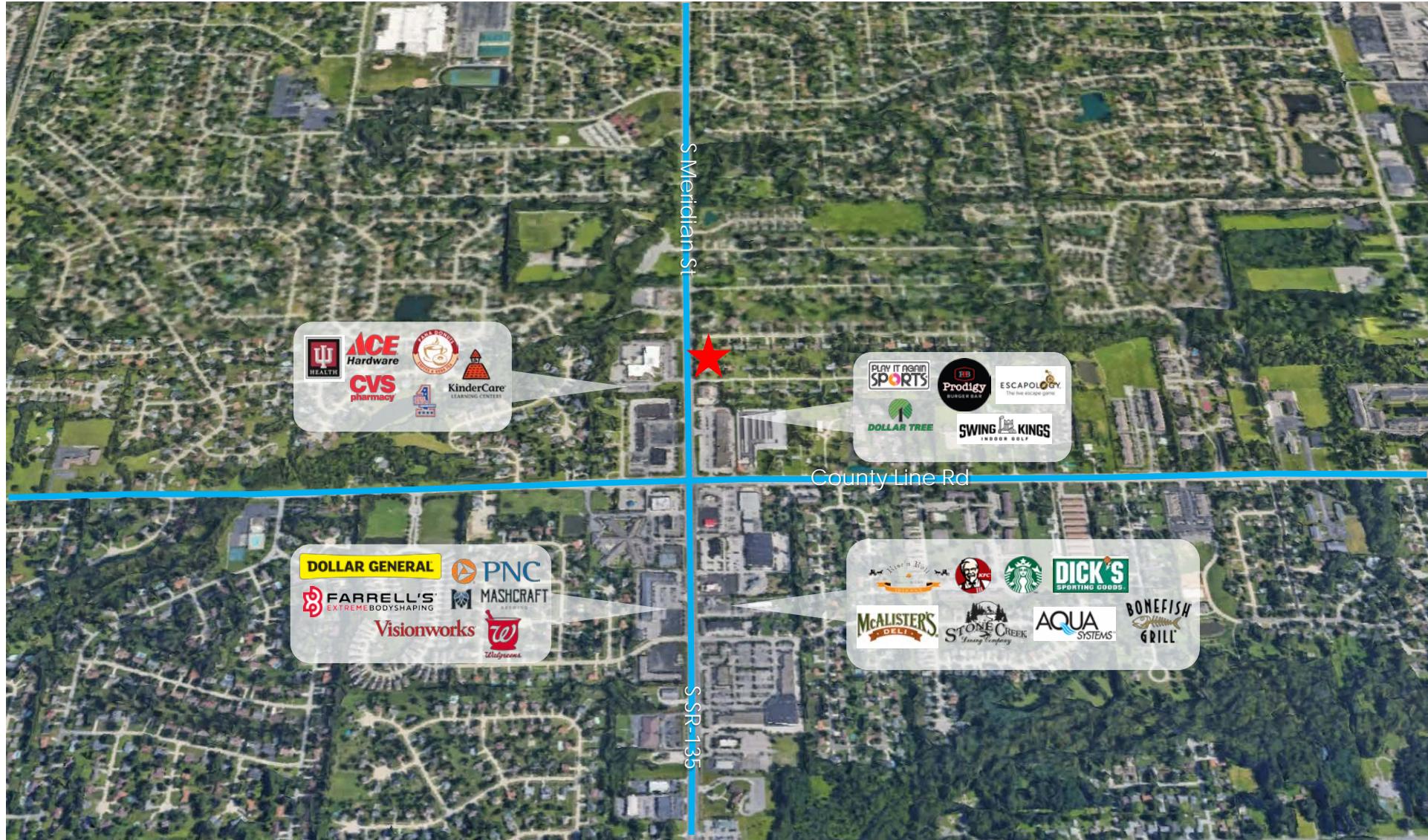
8809 S Meridian St, Indianapolis, IN



FOR SALE

MORGAN METCALF
Broker – Merrill Property Group
P: 317-496-7606
morgan@merrillpropertygroup.com

JOSIE LAVEY
Broker – Merrill Property Group
P: 270-804-2473
josie@merrillpropertygroup.com



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

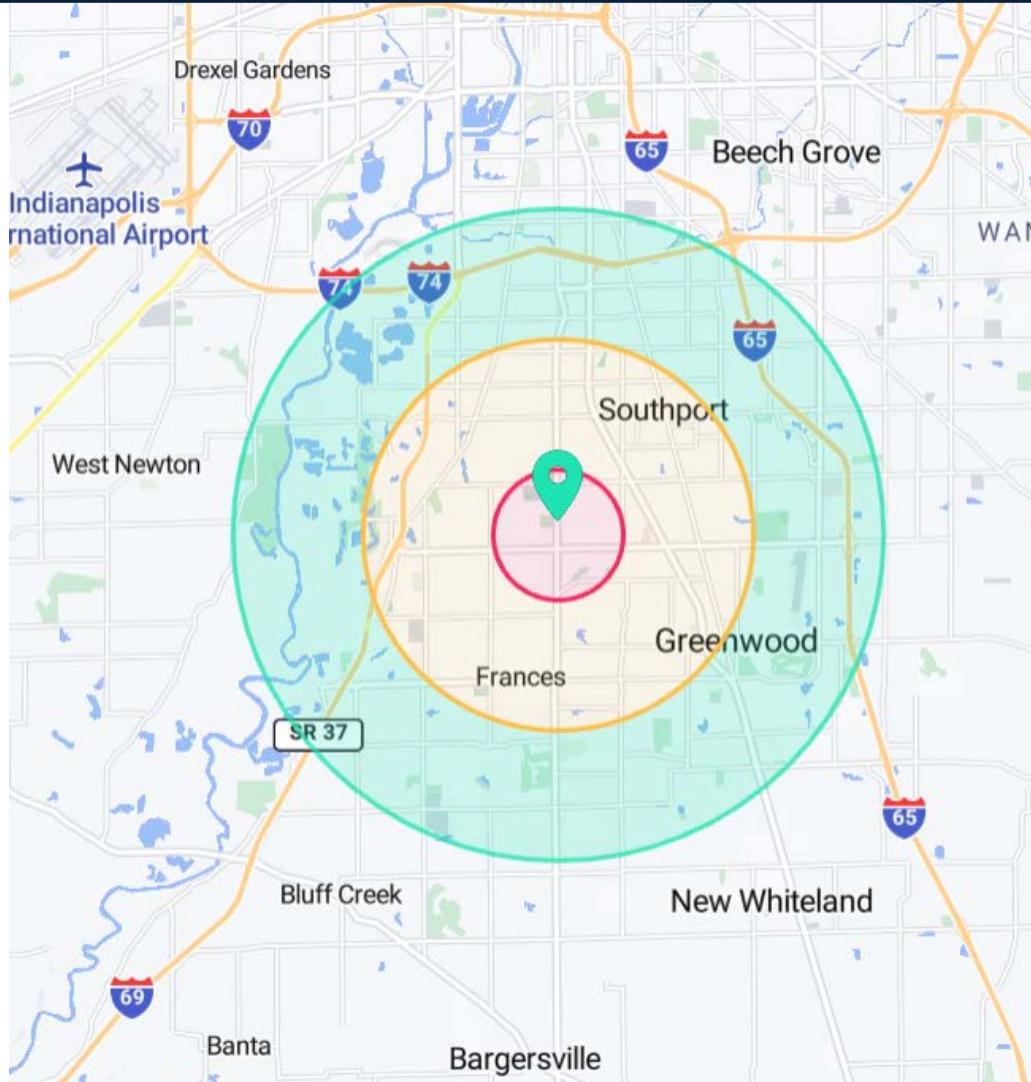
8809 S Meridian St

8809 S Meridian St, Indianapolis, IN



FOR SALE

DEMOGRAPHICS



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

Age	1 Mile	3 Miles	5 Miles
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

Income	1 Mile	3 Miles	5 Miles
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

Housing	1 Mile	3 Miles	5 Miles
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