8809 S Meridian St

8809 S Meridian St, Indianapolis, IN

FOR SALE

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OFFERING SUMMARY

LIST PRICE:	$180,000
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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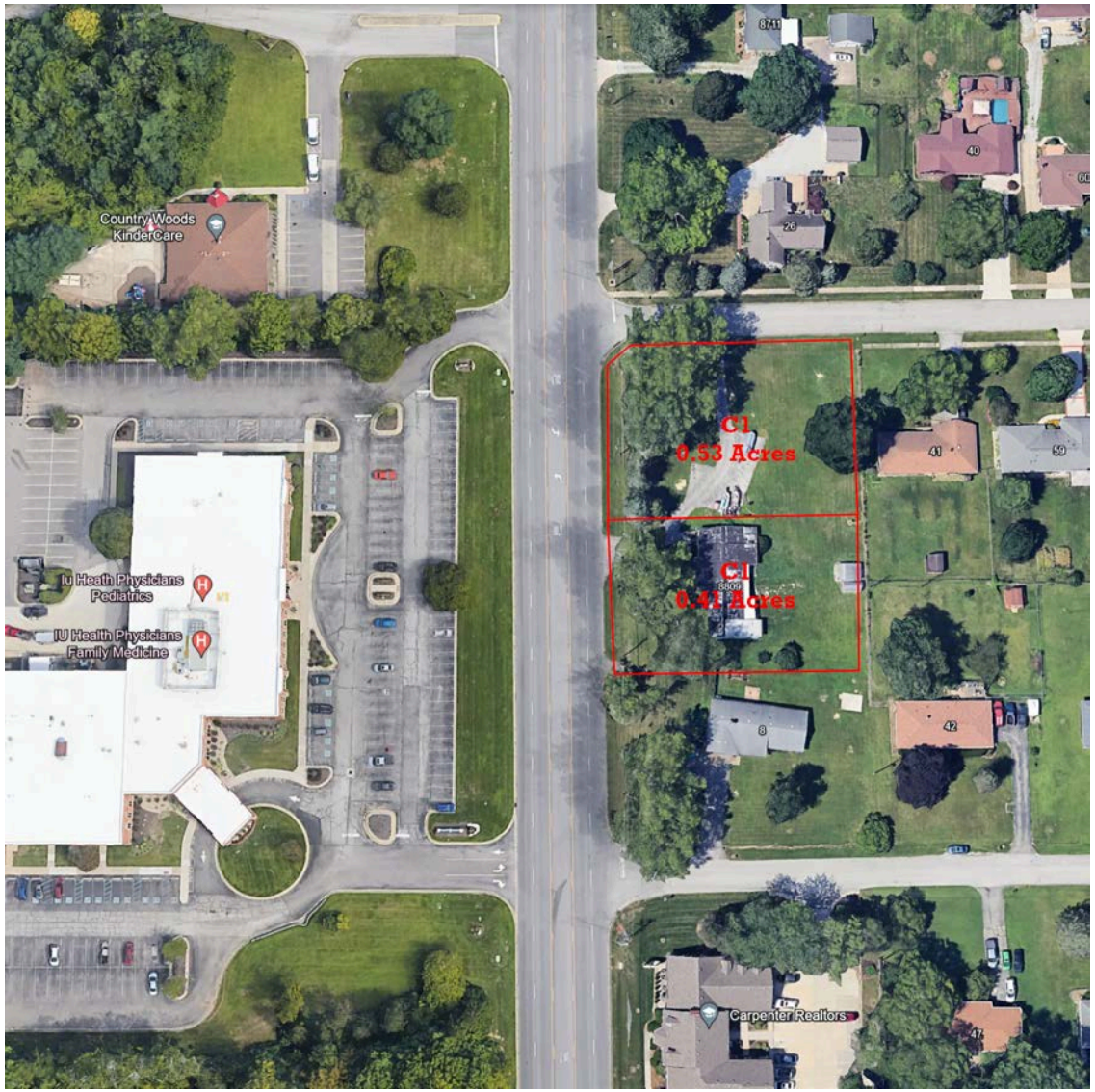

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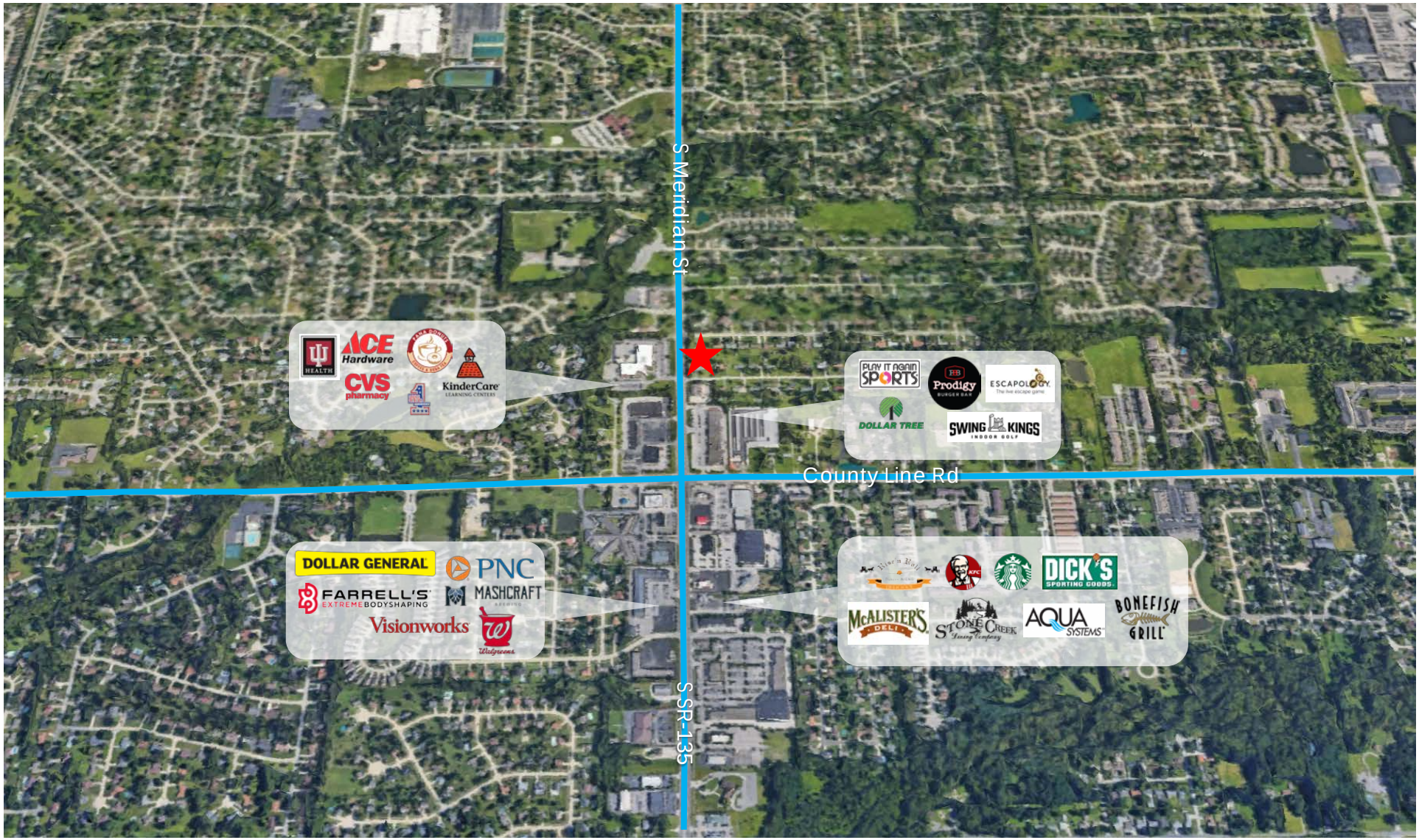

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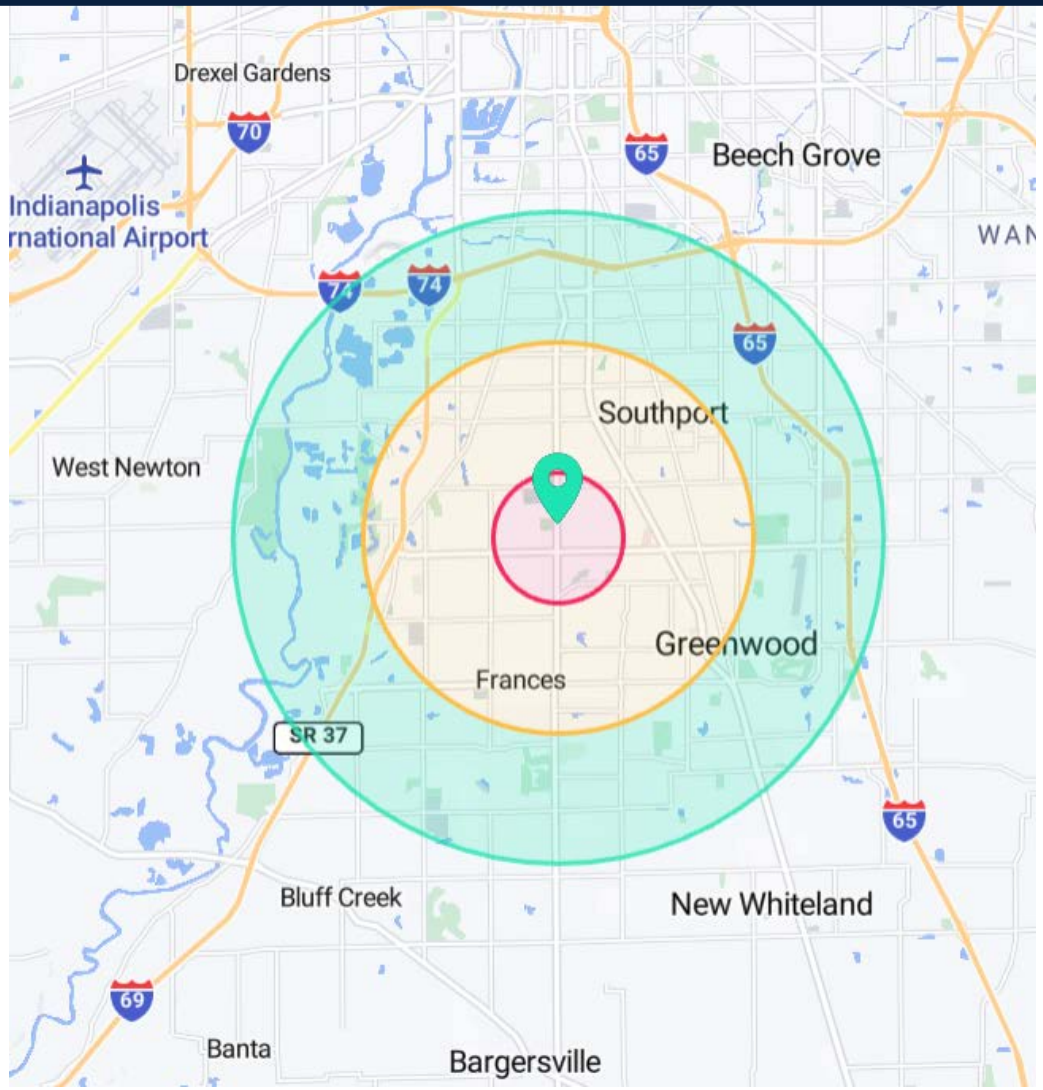
DEMOGRAPHICS



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

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