



FOR SALE / LEASE | OFFICE

8704 N MERIDIAN ST

INDIANAPOLIS, IN 46260

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PROPERTY SUMMARY

Sale Price:	\$3,500,000
Lease Rate:	\$35 SF/Yr (NNN)
Lot Size:	0.69 Acres
Building Size:	7,836 SF
Year Built:	1991
Zoning:	Commercial
Market:	Indianapolis, IN
Sub Market:	Meridian Corridor
Cross Streets:	Meridian St and 86th St

PROPERTY OVERVIEW

7,836 SF medical office building is now available for sale and lease. The property is situated within a prime Northside location of town. The site enjoys frontage visibility from Meridian St, 30,939 VPD at nearby intersection, and easy interstate access within 2 miles.

Buildout includes: 1 reception, 1 waiting room, 2 offices, 2 procedure rooms, 6 exam rooms, 1 recovery area, 1 break room, 1 laboratory, 2 storage rooms, 5 restrooms, 1 janitorial room, 1 nurse's station/ medical support space, and staff areas. Attic entry via stairs includes access to an additional break room, large storage, 1 mechanical room, 1 electric room, and 1 restroom.

PROPERTY HIGHLIGHTS

- 7,836 SF medical office building with prime Northside location
- Parking Ratio: 5.95/ 1,000 SF
- Meridian Street frontage visibility
- 30,939 VPD at nearby intersection of Meridian St & 88th St
- Easy interstate access within 2 miles

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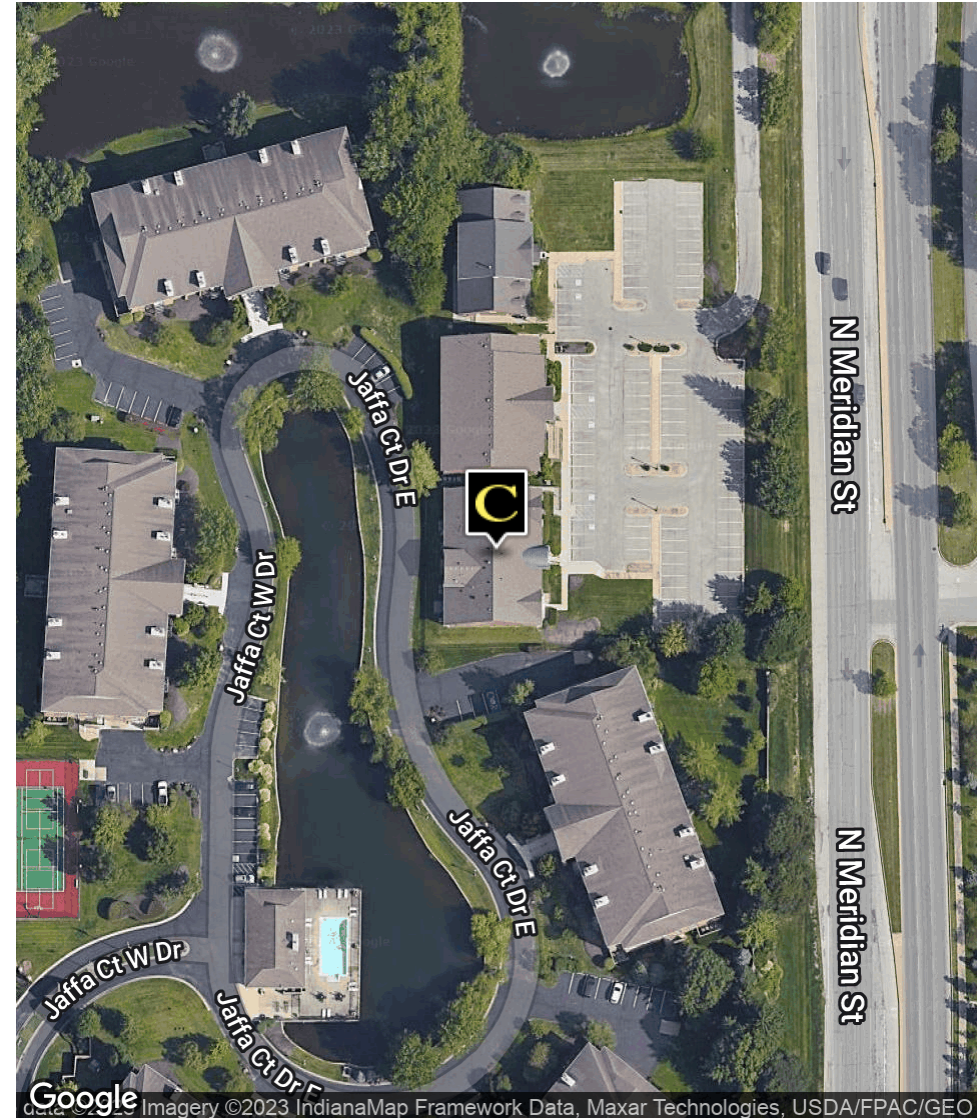
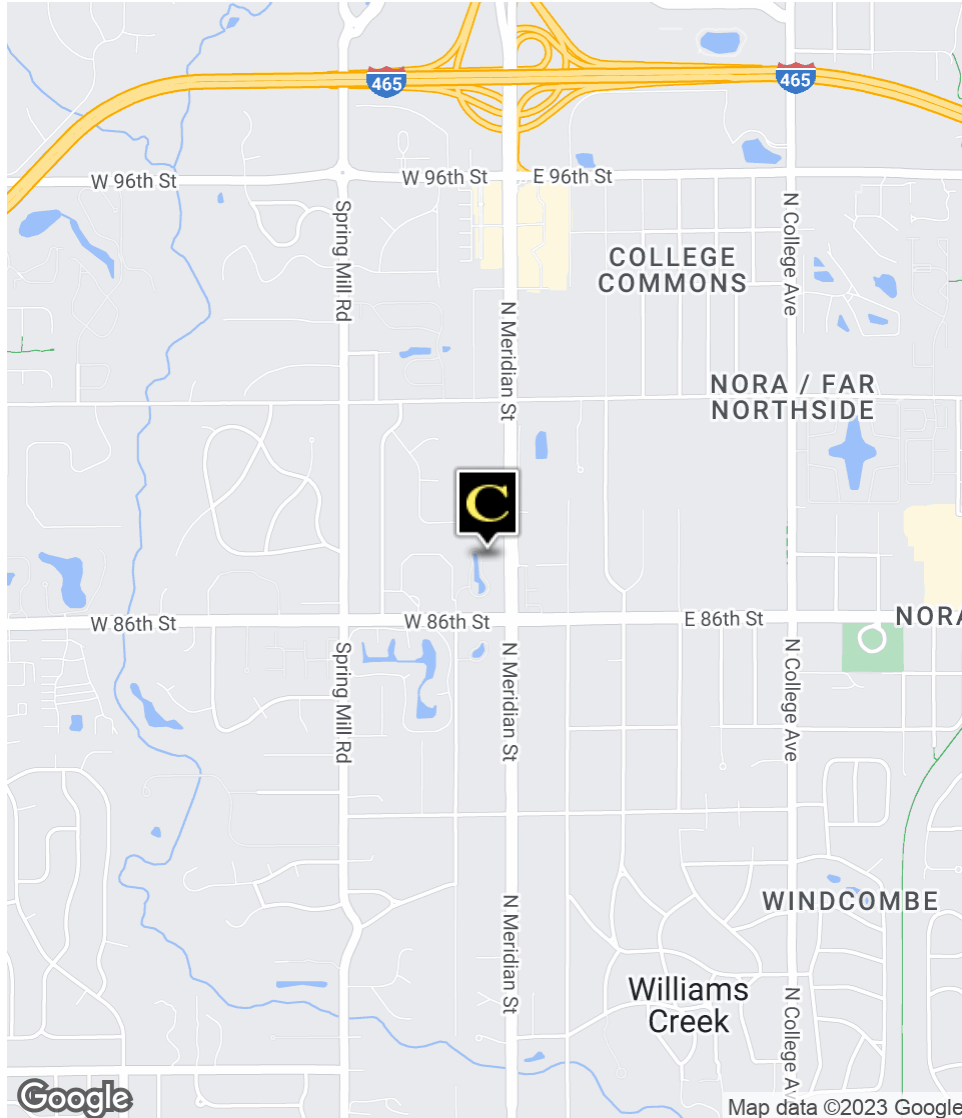
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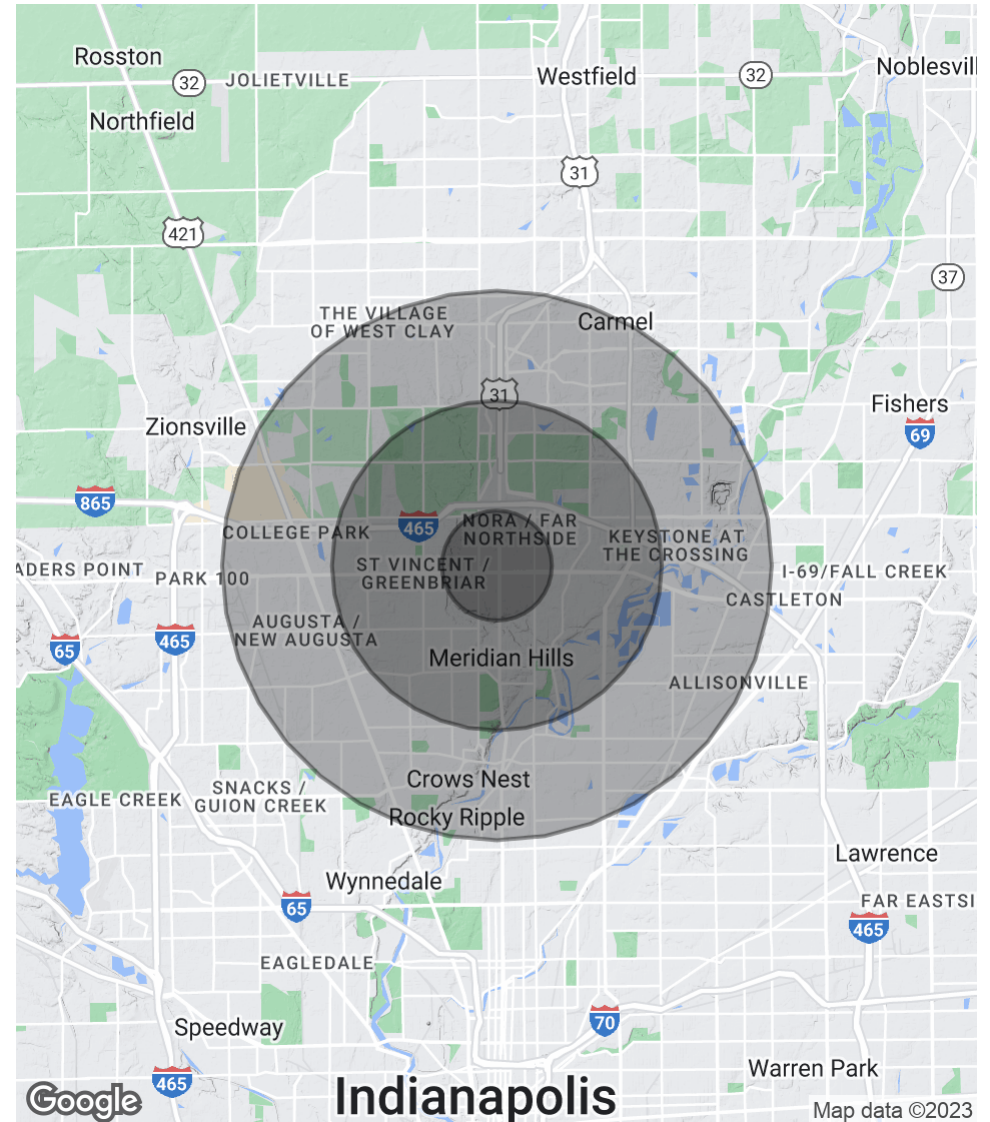
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	1 MILE	3 MILES	5 MILES
POPULATION			
Total Population	8,185	66,219	178,956
Average Age	42.2	40.9	38.8
Average Age (Male)	40.9	38.5	37.0
Average Age (Female)	42.5	42.6	39.9
HOUSEHOLDS & INCOME			
Total Households	4,155	32,725	83,466
# of Persons per HH	2.0	2.0	2.1
Average HH Income	\$98,089	\$91,100	\$100,460
Average House Value	\$226,774	\$220,275	\$239,686

* Demographic data derived from 2020 ACS - US Census



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