

Downtown Indy Development Opportunity

606 - 614 S. Meridian, Indianapolis, In. 46225

3 Lots - 0.35 Acres

Land for Sale

\$850,000



Ralph Balber / President

ALO Property Group
9075 N. Meridian St., Suite 175
Indianapolis, Indiana 46260
Alogp.com

**Development Opportunity
Land for Sale**

**New Hotel
coming soon**

**New Hotel
under
construction**

PROPERTY FEATURES

- 1 Blocks from Lucas Oil Stadium
- 2 Currently Used for Event Parking
- 3 Development Opportunity
- 4 Next to Eli Lilly Campus, Rolls Royce
- 5 Could be Developed With Neighboring Properties
- 6 Motivated Seller
- 7 Surrounding area is being developed for hotels

POSSIBLE USES



Hotel



Restaurant



Retail



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	9,488	95,637	238,267
AVG HH INCOME	\$56,292	\$44,576	\$44,661
DAYTIME POP	8,034	75,920	187,673
TOT BUSINESSES	3,002	8,595	12,876
TOT EMPLOYEES	82,830	199,786	262,577
PROJ ANN GROWTH	569 1.2%	8,957 1.9%	18,212 1.5%
TOT ANN EXPENDITURE	\$191 M	\$1.63 B	\$3.96 B

