



2301 N Meridian St

Indianapolis, IN 46208



PROPERTY DESCRIPTION

Premier commercial lease opportunity in the heart of Indianapolis, IN. This modern space features high ceilings and expansive windows, flooding the area with natural light. Its generous floor plan offers versatility for various business needs. The property's excellent visibility and accessibility make it an ideal location for attracting foot traffic and commuters. With ample parking and a prime location, this space is perfect for establishing or expanding a thriving business.

PROPERTY HIGHLIGHTS

- close proximity to major highways
- On Site Parking
- Elevator On Site
- Prime location with high visibility

OFFERING SUMMARY

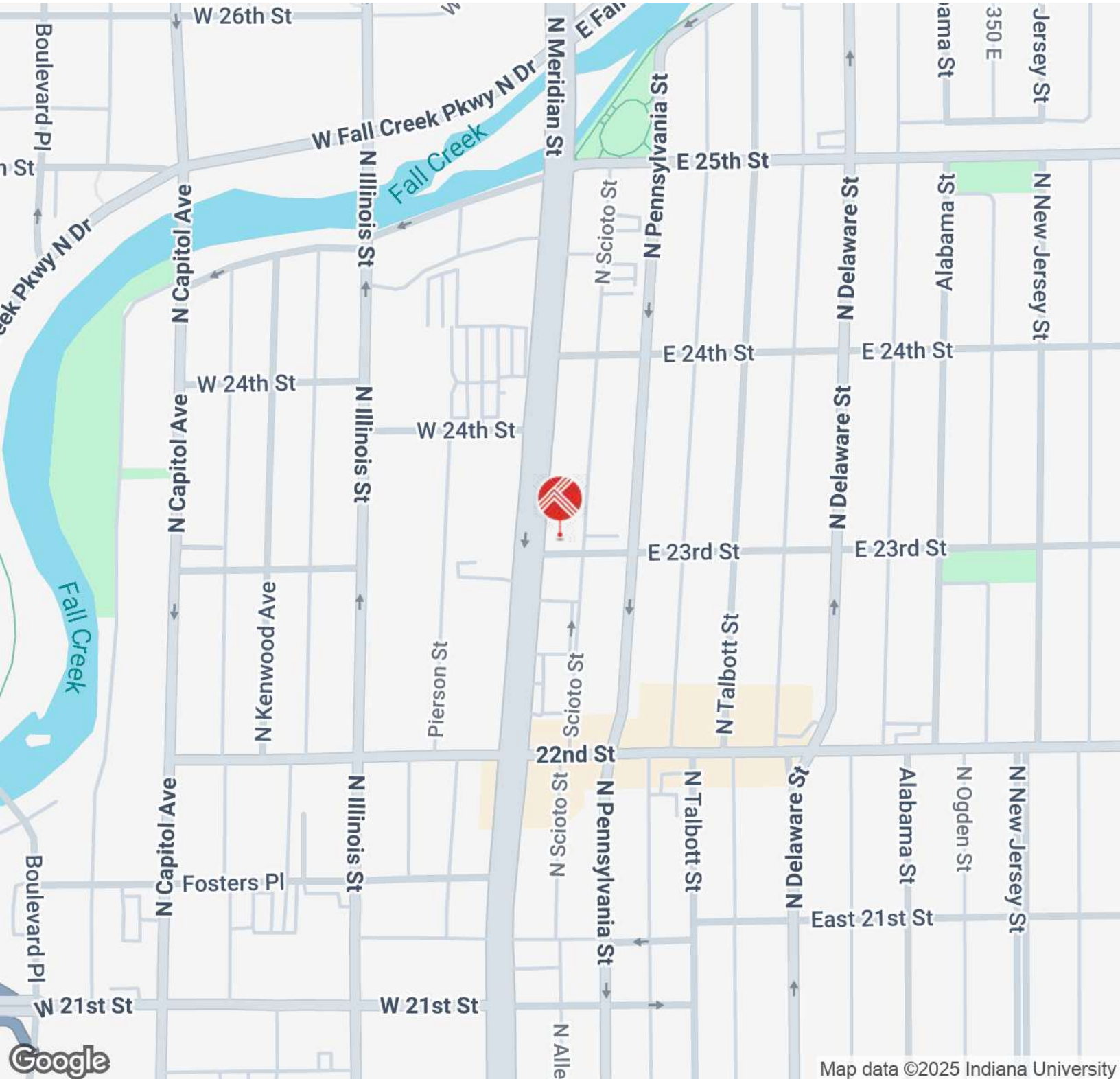
Lease Rate:	\$20.00 SF/yr (NNN)
Available SF:	5,061 SF
Lot Size:	5,061 SF
Building Size:	10,122 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,747	49,526	125,171
Total Population	14,210	111,810	293,167
Average HH Income	\$98,240	\$84,665	\$80,009



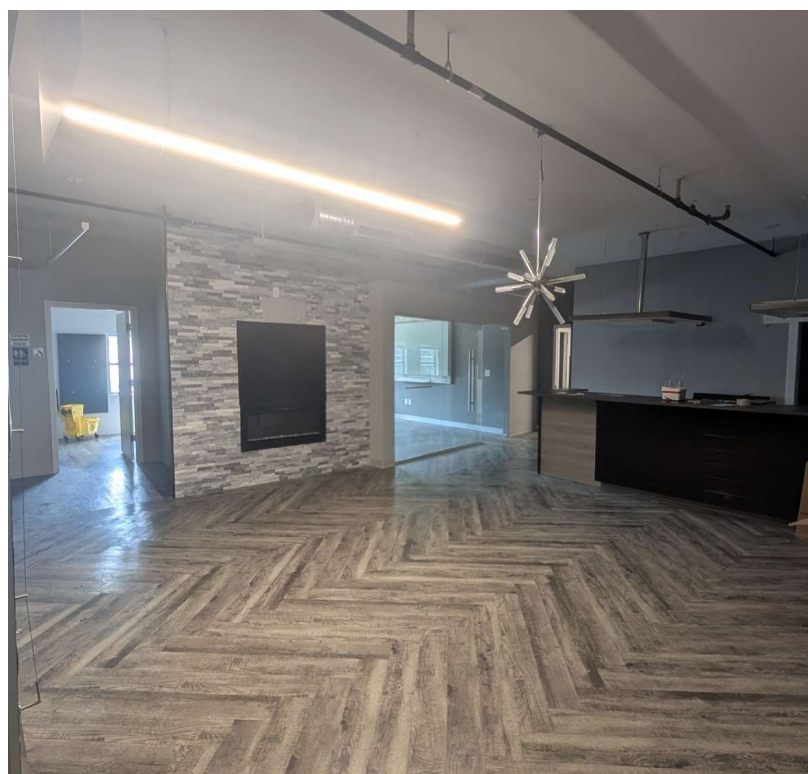
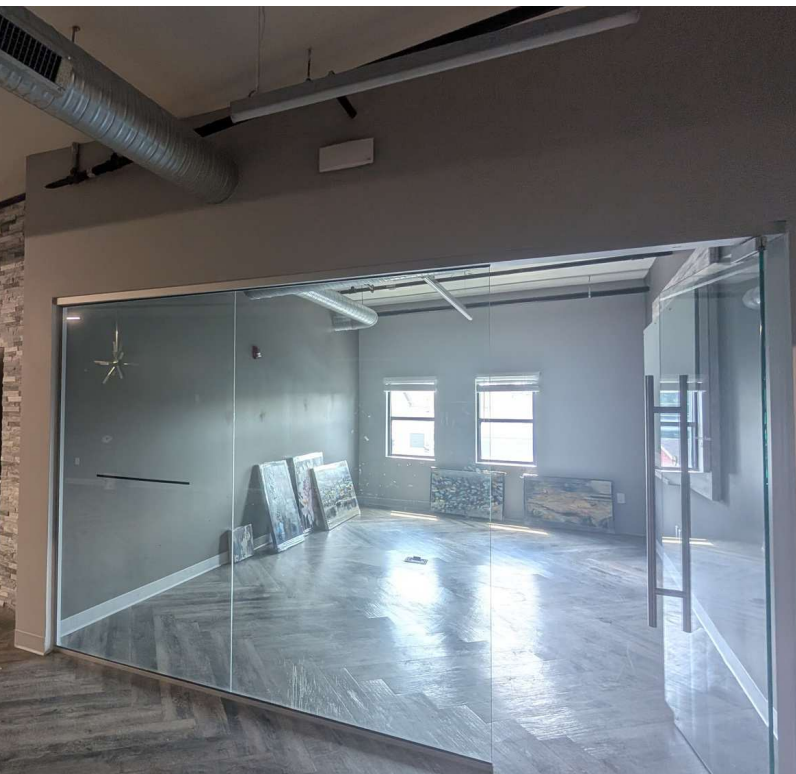
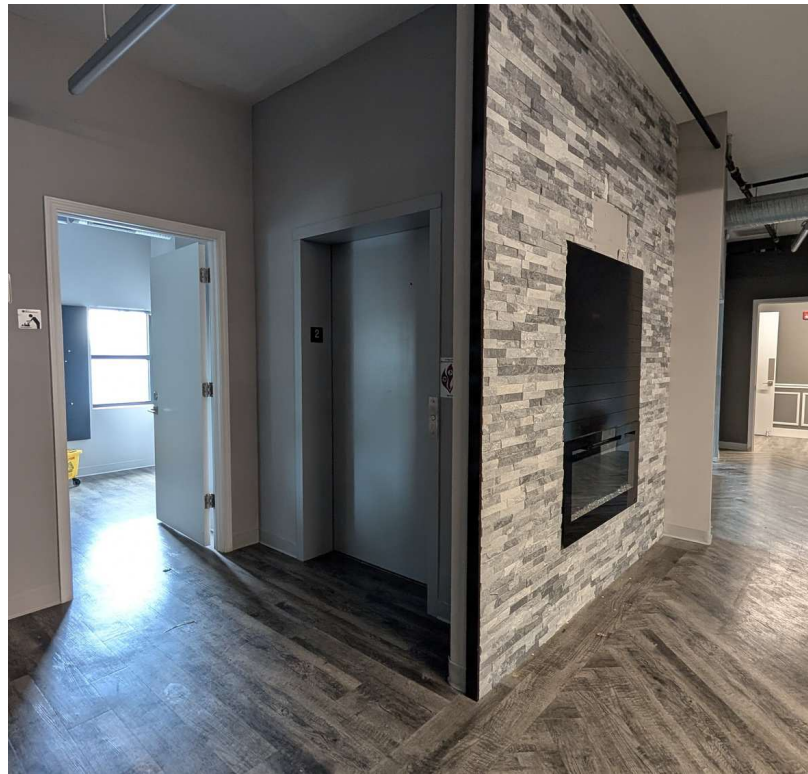
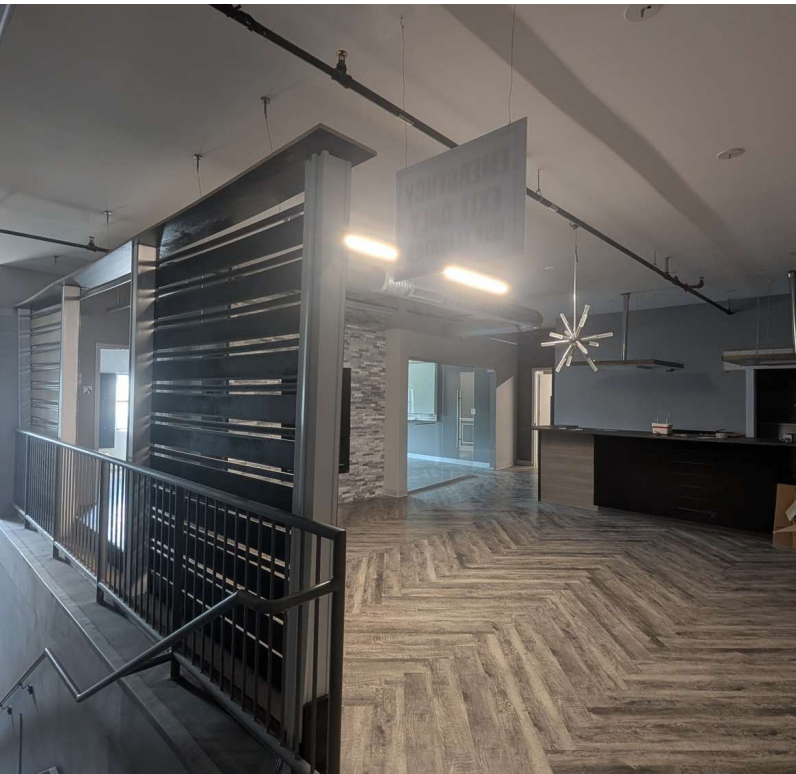
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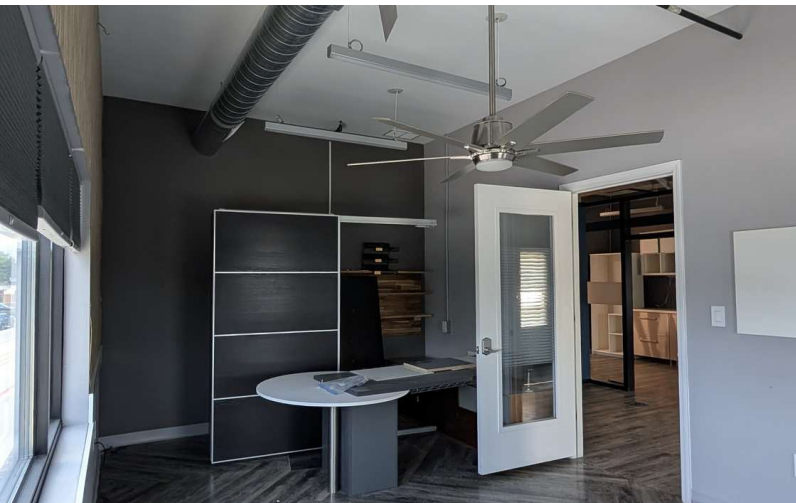
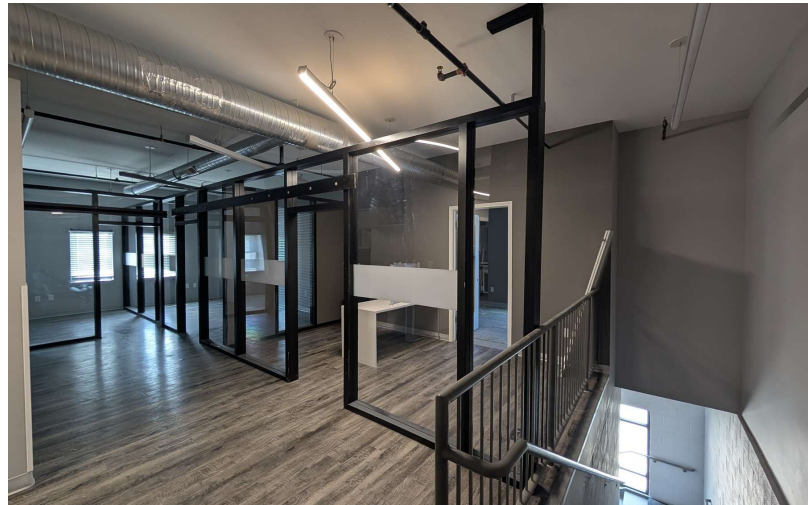
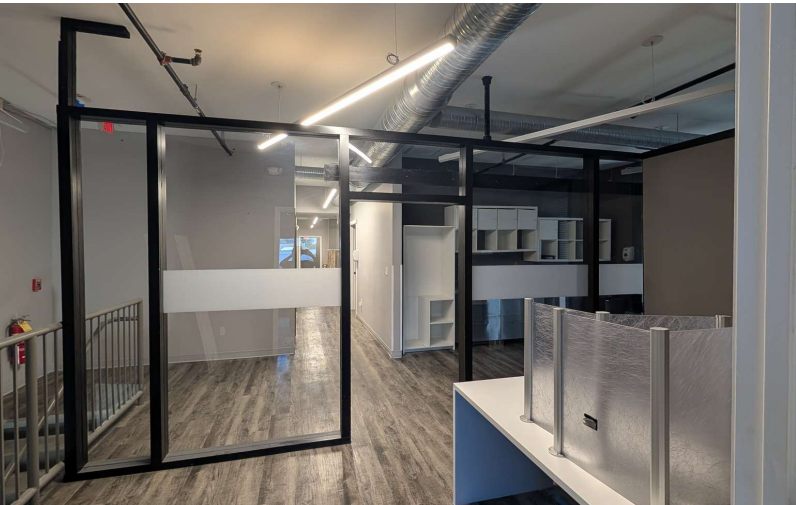
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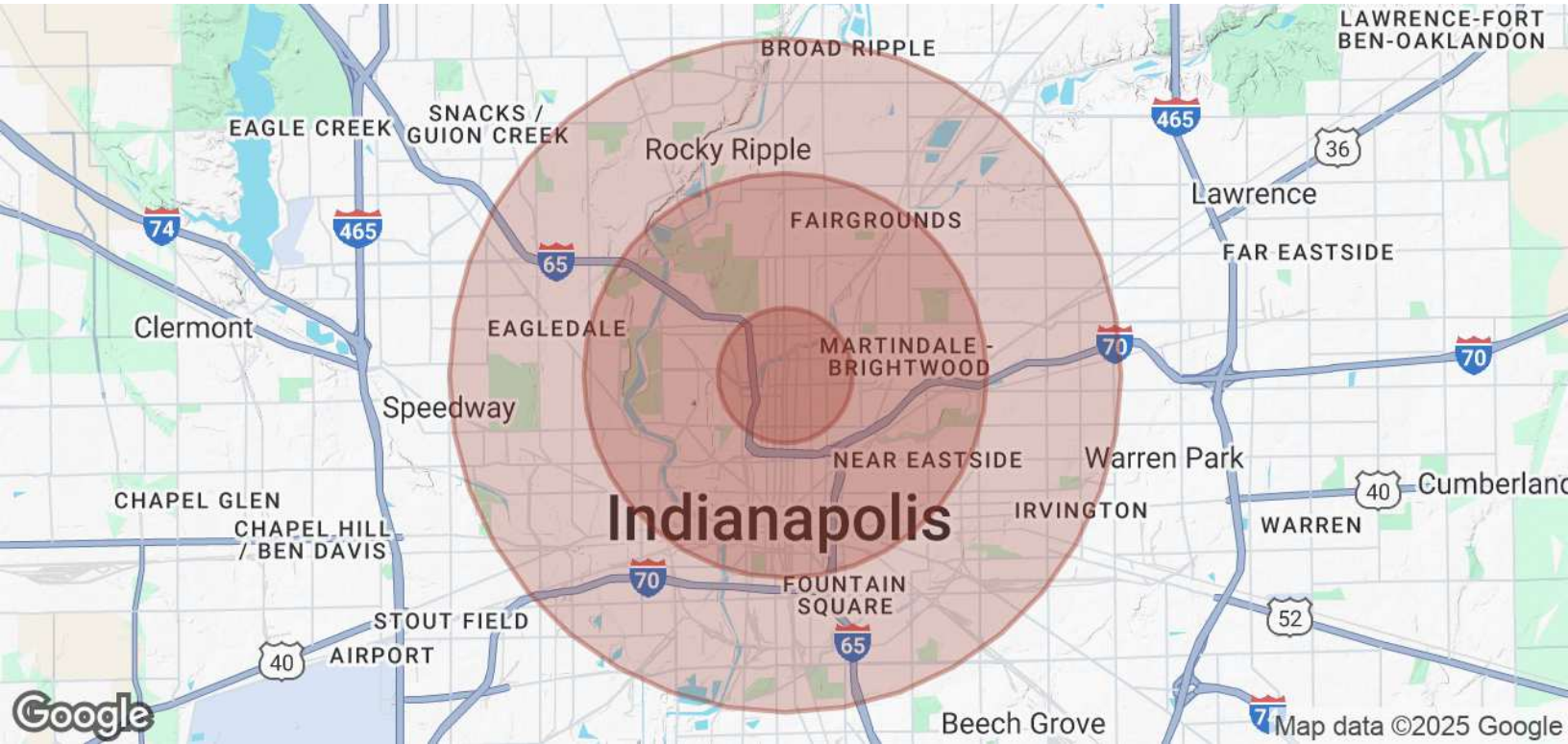
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,210	111,810	293,167
Average Age	36	36	37
Average Age (Male)	36	36	36
Average Age (Female)	36	36	37
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,747	49,526	125,171
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$98,240	\$84,665	\$80,009
Average House Value	\$411,309	\$348,180	\$268,431

Demographics data derived from AlphaMap