



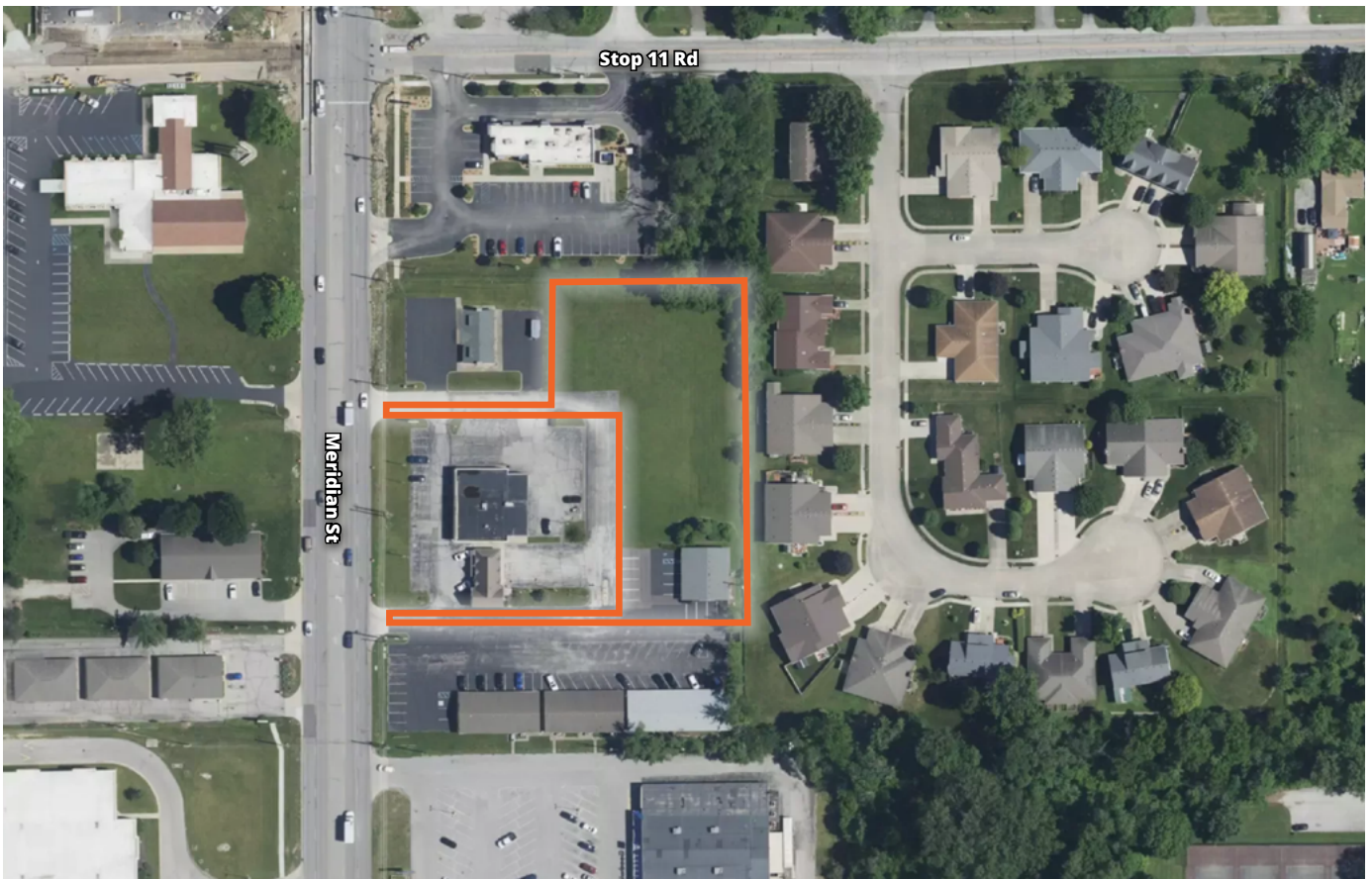
8001-8003 S Meridian St
Indianapolis, IN

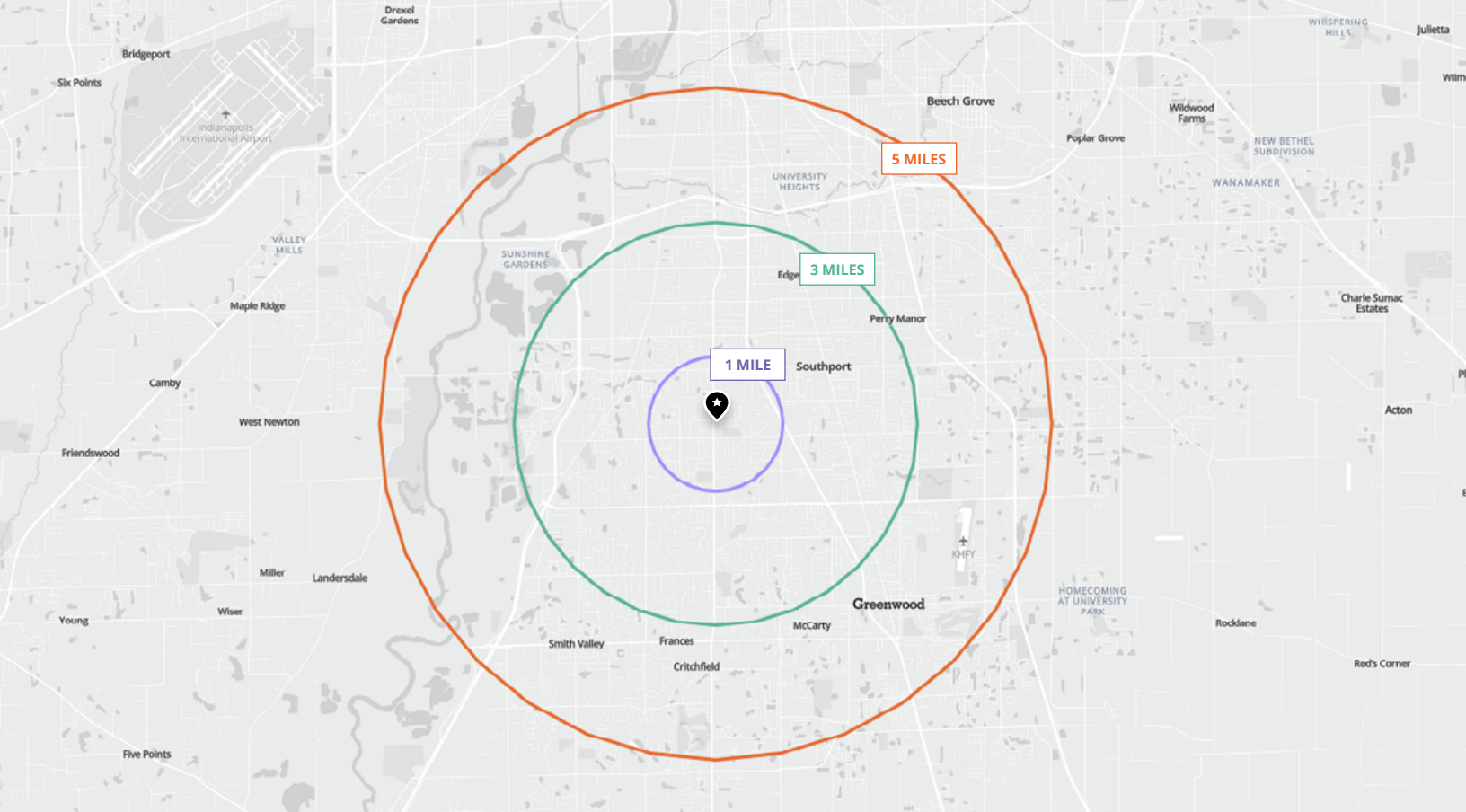
Ideal owner-user building near
Community Hospital South

Medical office for sale

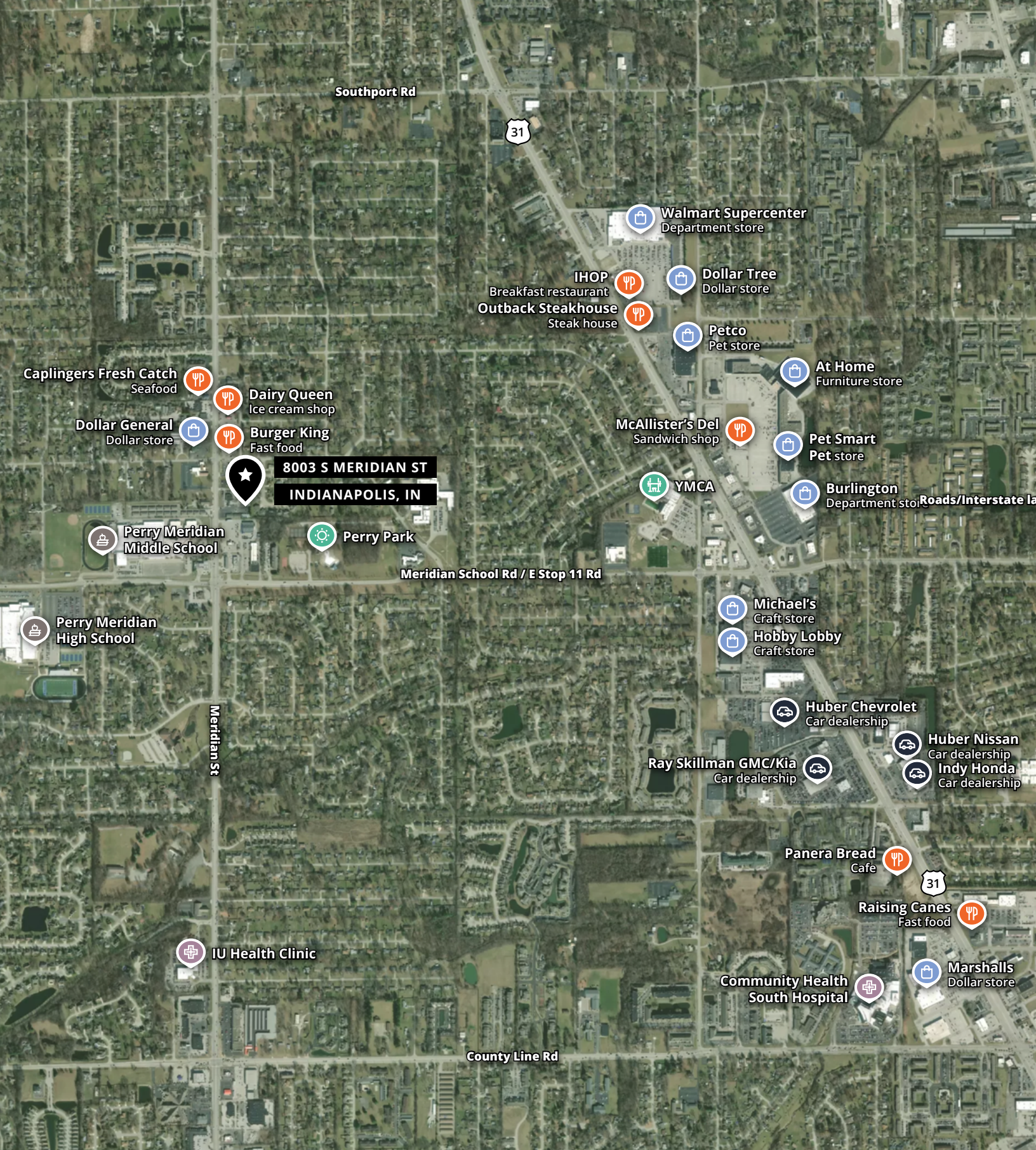
**AVISON
YOUNG**

- 1,960 sf medical office building on a 1.20± acre lot
- Approximately a seven-minute drive from Community Hospital South
- Constructed in 1980; roof replaced in 2020
- Zoned C-3 for flexible commercial/medical use
- 14 on-site parking spaces
- Average daily traffic count: 30,698 vehicles (2024)
- Two ingress/egress points directly onto Meridian Street
- Sale price: \$495,000





	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Total Population	11,510	87,480	186,673
2030 Population Projection	11,081	85,454	184,125
Median Age	36	36	36
Bachelor's Degree or Higher	2,200	18,077	38,768
HOUSEHOLDS			
2024 Total Households	10,054	69,599	146,422
Total Housing Units	4,604	37,355	78,982
Owner Occupied Households	3,272	20,881	43,792
Average Household Size	3	2	2
Average Household Vehicles	2	2	2
INCOME			
Average Household Income	\$93,753	\$94,765	\$99,742
Median Household Income	\$70,564	\$77,519	\$80,442
HOUSING			
Median Home Value	\$241,315	\$251,452	\$262,269
Median Housing Age	34	30	28



Caplingers Fresh Catch
Seafood

Dollar General
Dollar store

Perry Meridian
High School

Perry Meridian
Middle School

Dairy Queen
Ice cream shop

Burger King
Fast food

★
8003 S MERIDIAN ST
INDIANAPOLIS, IN

Perry Park

Meridian St

IU Health Clinic

Southport Rd

31

IHOP
Breakfast restaurant

Outback Steakhouse
Steak house

Meridian School Rd / E Stop 11 Rd

Walmart Supercenter
Department store

Dollar Tree
Dollar store

Petco
Pet store

McAllister's Del
Sandwich shop

YMCA

At Home
Furniture store

Pet Smart
Pet store

Burlington
Department store

Michael's
Craft store

Hobby Lobby
Craft store

Huber Chevrolet
Car dealership

Ray Skillman GMC/Kia
Car dealership

Huber Nissan
Car dealership

Indy Honda
Car dealership

Panera Bread
Cafe

Raising Canes
Fast food

Community Health
South Hospital

Marshalls
Dollar store

County Line Rd

31

**For more information,
please contact:**

Peter Seoane
1 317 210 8811
peter.seoane@avisonyoung.com

Chris Helft
1 317 210 8805
chris.helft@avisonyoung.com