

2225 N. MERIDIAN STREET

Indianapolis, IN 46208



PRIME OUTPARCEL AVAILABLE FOR SALE OR GROUND LEASE

PROPERTY HIGHLIGHTS

Prime Meridian St frontage with high visibility.

Lot: ~0.53 acres (~23,000 SF). 188' frontage on Meridian, 142' depth — ideal for development.

Zoned C4 (Commercial) — suitable for retail, office, medical, or mixed-use.

Average Daily Traffic Count: approximately 31,374 on Meridian St.

Previously improved property with all utilities at/near the site.

With redevelopment underway along North Meridian and in the area, this parcel is well placed to participate in revitalization trends.

PLEASE CONTACT FOR MORE INFORMATION

JOE ZINKAN

317-753-3501

joe@zinkanandbarker.com


ZINKAN ENTERPRISES

*Information deemed reliable but not guaranteed



DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	13,986	110,519	284,478
Households	6,585	48,941	121,865
Avg. HH Income	\$98,761	\$84,689	\$80,554
Average Age	36	36	37
Daytime Population (Employees)	30,386	137,280	300,192

*All demographic figures are based on 2023 estimates.

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