

DEVELOPMENT OPPORTUNITY

7555 - 7607 S Meridian St - Indianapolis, IN 46217



MIDLAND ATLANTIC
PROPERTIES



PROPERTY OVERVIEW

1.36 Acres Available for Sale, Lease or Build-to-Suit

PROPERTY HIGHLIGHTS

- Access from S. Meridian Street and Griffin Road
- Zoned C-3, Drive-thru Permitted
- Minutes from Downtown Indianapolis
- Exposure to Over 30,000 Vehicles Per Day
- Densely Populated Area
- Close to Perry Meridian Middle and High School
- Utilities to Site
- Full Access Curb Cut in Place

DEMOGRAPHICS

	3 MILES	5 MILES
Total Population	90,542	184,568
Average HH Income	\$94,978	\$97,963
Businesses	3,123	6,932
Employees	24,058	55,217

TRAFFIC COUNTS

S. Meridian Street	32,915
Southport Road	15,133



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Indianapolis Office
3801 East 82nd Street, Suite B
Indianapolis, IN 46240

MIDLANDATLANTIC.COM

WILL BERENS

Direct: 317.597.1721
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ALEX WENDT

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DEVELOPMENT • BROKERAGE • ACQUISITIONS • MANAGEMENT

Information contained herein has been obtained from sources deemed reliable but is not guaranteed and is subject to change without notice.

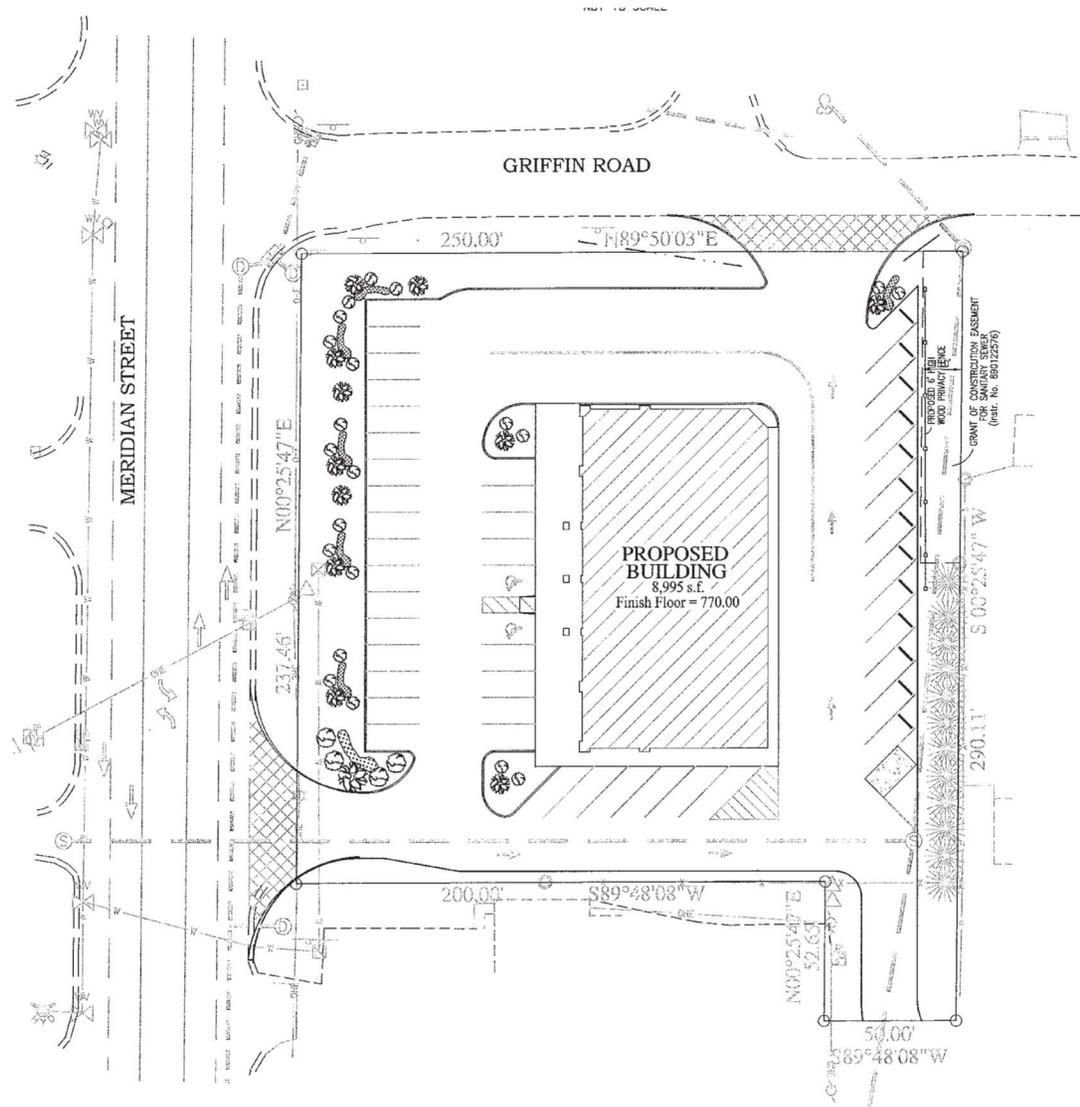
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CONCEPTUAL PLAN



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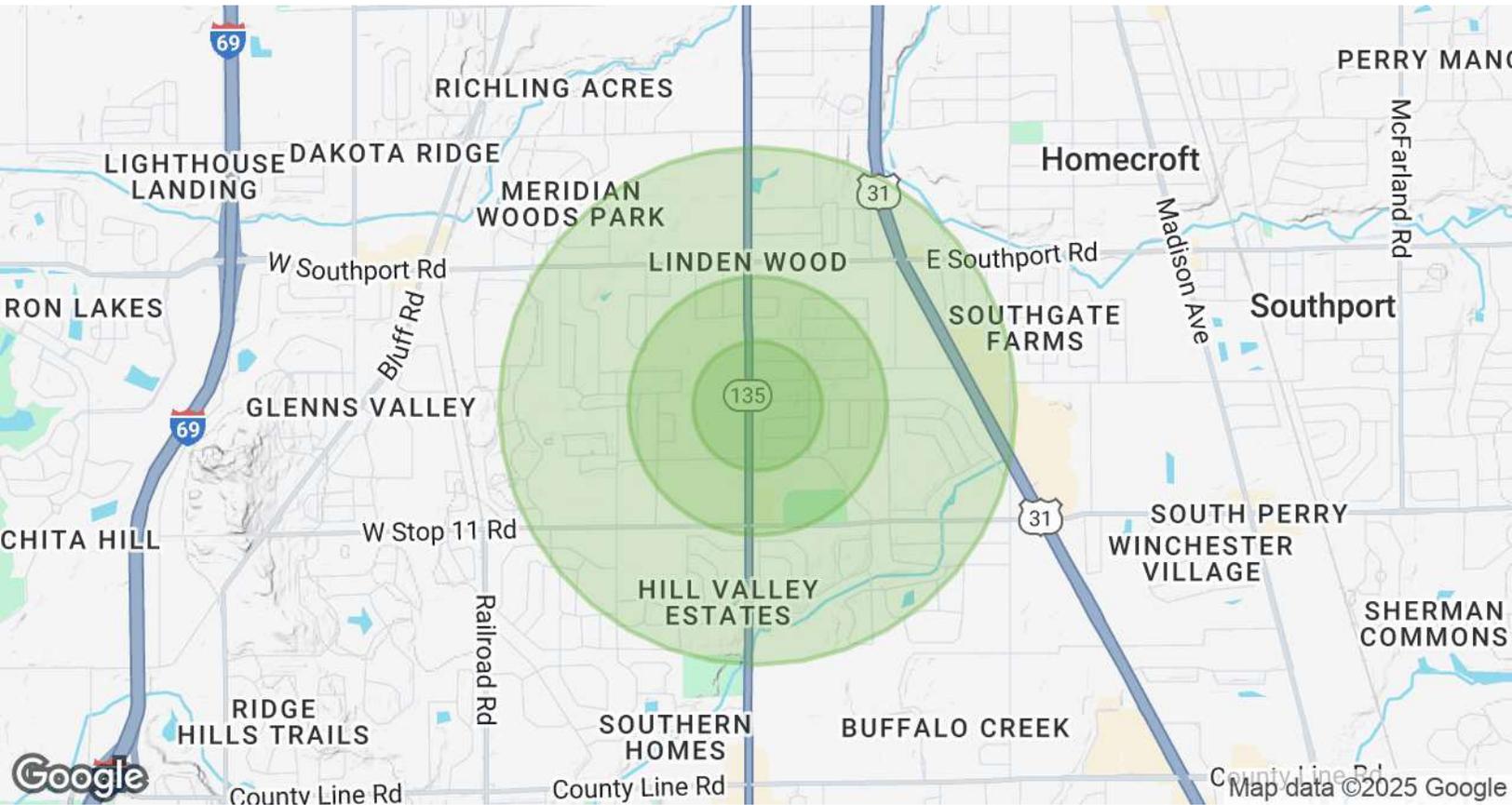


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POPULATION & HOUSING

	1 MILE	3 MILES	5 MILES
Total Population	10,456	90,542	184,568
Projected Annual Growth (2025-2030)	-0.7%	-0.6%	-0.3%
Total Households	3,987	35,556	72,907
Median Home Value	\$246,443	\$248,460	\$257,511

INCOME & BUSINESS

	1 MILE	3 MILES	5 MILES
Average HH income	\$93,221	\$94,978	\$97,963
Daytime Population (16+ years)	4,831	46,951	104,358
Total Businesses	313	3,123	6,932
Total Employees	2,242	24,058	55,217

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