



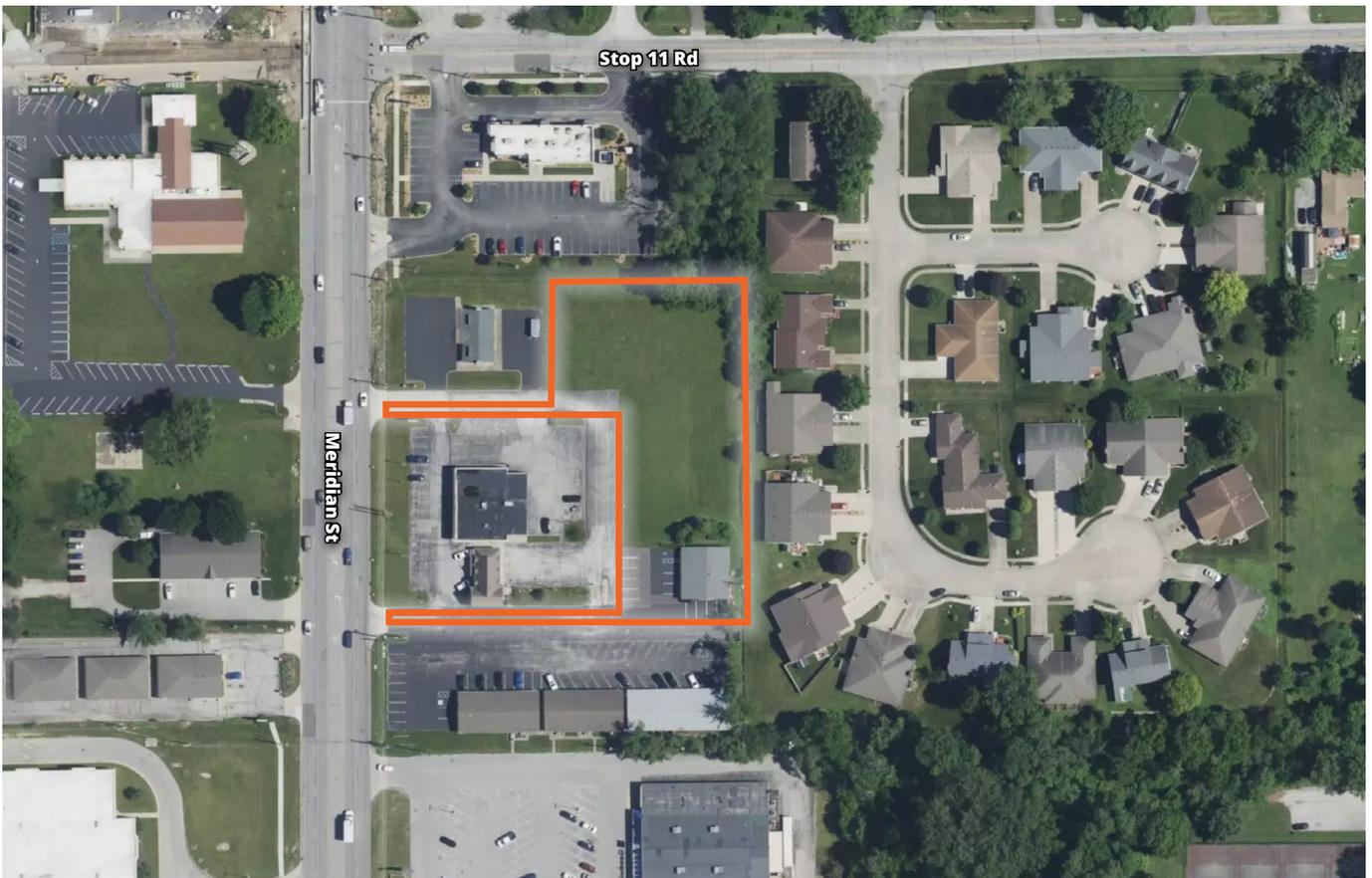
8001-8003 S Meridian St
Indianapolis, IN

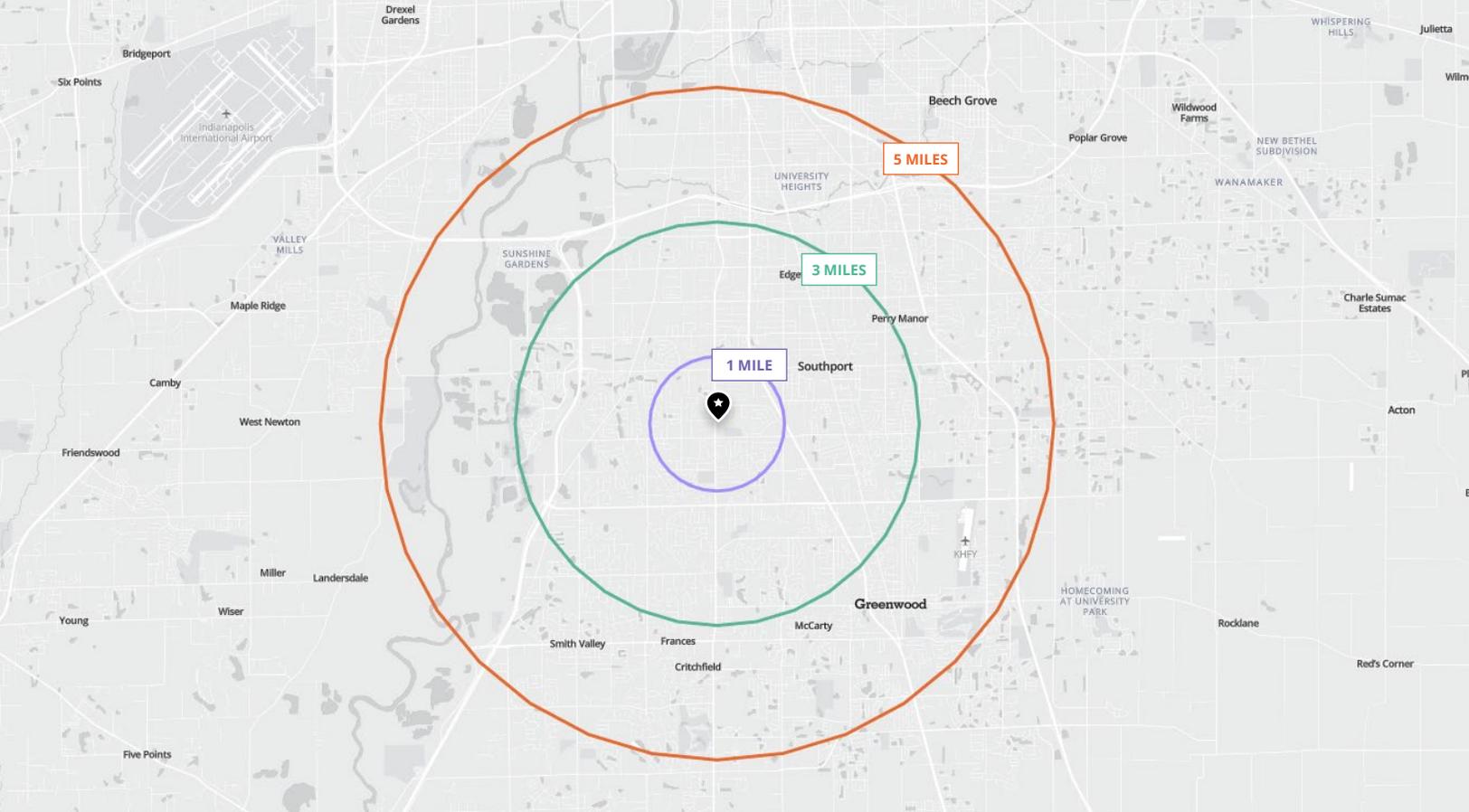
Ideal owner-user building near
Community Hospital South

Medical office for sale

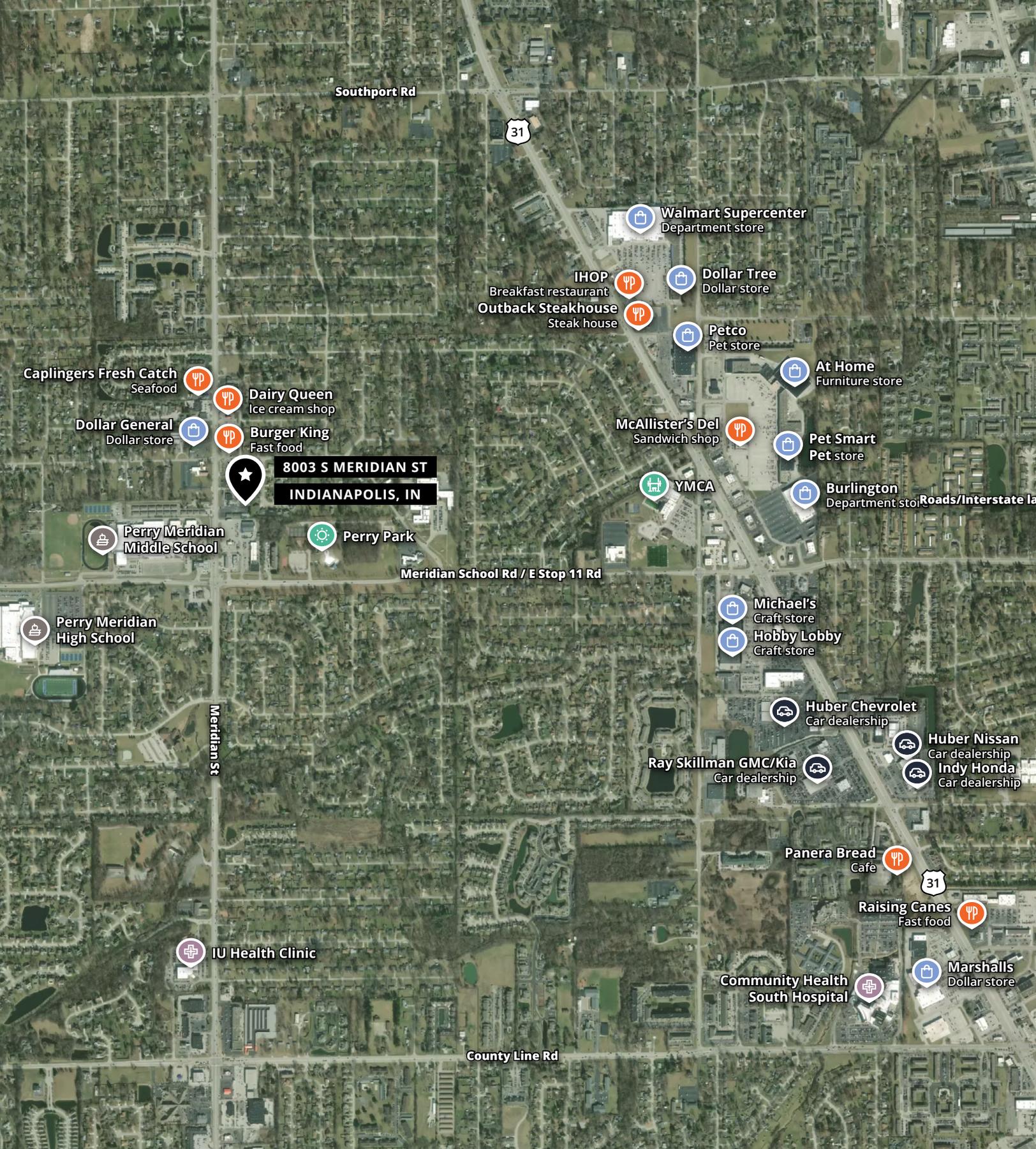
**AVISON
YOUNG**

- 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: \$600,000





	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



**8003 S MERIDIAN ST
INDIANAPOLIS, IN**

**For more information,
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