

# FOR SALE



## MIXED USE OPPORTUNITY



1800 N MERIDIAN, 1812 N MERIDIAN, 1801 N ILLINOIS GARAGE, 1815 N ILLINOIS PARKING LOT

### AREA HIGHLIGHTS

- \$4.3 Billion IU Health Hospital Expansion
- Red Line Mass Transit System with a shelter/stop at the 1800 Building
- \$65 Million TWG Mixed Use development across the street
- 5 Story Wesley Place 240 unit apartments across the street (under construction)
- 6 story Hall Place 279 unit apartments next door (under construction)
- The property is located inside the North Meridian TIF District and a Qualified Opportunity Zone

### PROPERTY HIGHLIGHTS

- Two Office Buildings, Parking Garage and Parking Lot
- 1.57 Acres
- Great Meridian Street Location on the Red Line Mass Transit
- Easy access from Meridian Street and 18th Street
- 1800 Office Building is 72,000 SF on six floors plus a basement, has a new roof, new AC in 2023, Conference Center and Kitchen in lower level
- 1812 Building is 12,000 SF on two floors
- Zoned C4
- A Bodner built building, originally for Indiana Bell offices.
- Two Office Buildings, Parking Garage and Parking Lot must be sold together.

### SALE PRICE

**\$6,900,000**

Lot Size:	1.57 Acres
1800 Building Size:	72,000 SF
1812 Building Size:	12,000 SF



**MICHAEL B. DREW, CCIM**

Senior Vice President  
Bradley Company  
317.255.3900  
mdrew@bradleyco.com

**CURTIS SHAW**

Principal  
Kaizen Real Estate Advisors  
317.869.6408  
curtis@kaizenrea.com



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REAL ESTATE  
ADVISERS

# MAP AND NEWS OF INTEREST

1800 N MERIDIAN, INDIANAPOLIS, IN 46202

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## ARTICLES ABOUT THE AREA

TIF district could spur more development near emerging hospital campus -to see IBJ article [CLICK HERE](#)

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**CURTIS SHAW**

Principal

Kaizen Real Estate

Advisers 317.489.3839

[curtis@kaizenrea.com](mailto:curtis@kaizenrea.com)

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REAL ESTATE  
ADVISORS

# RETAILER MAP

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mdrew@bradleyco.com

**CURTIS SHAW**

Principal  
Kaizen Real Estate  
Advisers 317.489.3839  
curtis@kaizenrea.com

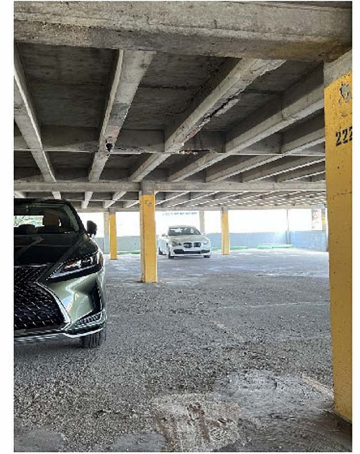
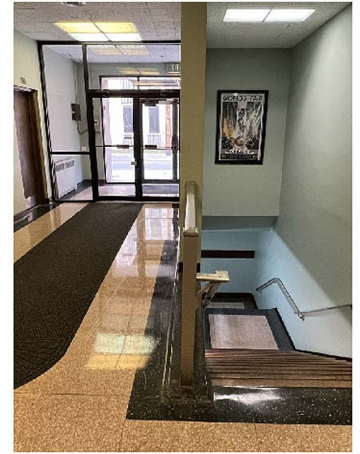
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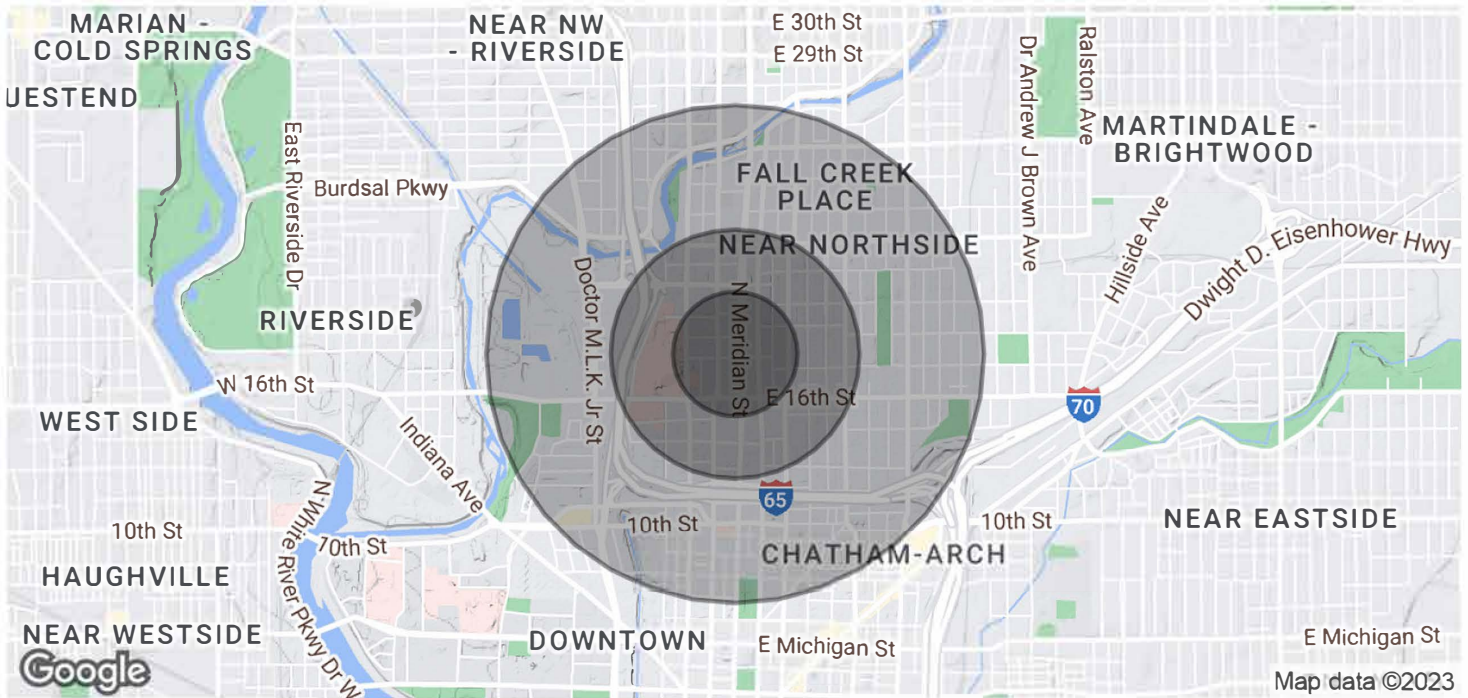


# DEMOGRAPHICS MAP & REPORT

1800 N MERIDIAN, INDIANAPOLIS, IN 46202

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## POPULATION

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total Population	559	3,432	14,334
Average Age	37.8	33.4	34.2
Average Age (Male)	35.2	31.3	32.8
Average Age (Female)	40.9	36.5	34.1

## HOUSEHOLDS & INCOME

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total Households	339	2,244	9,015
# of Persons per HH	1.6	1.5	1.6
Average HH Income	\$72,345	\$68,314	\$73,790
Average House Value	\$424,370	\$363,527	\$308,479

\* Demographic data derived from 2020 ACS - US Census

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