

FOR SALE

9106 N MERIDIAN STREET

INDIANAPOLIS, IN 46260



Owner Occupant or
Investment Opportunity



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PROPERTY HIGHLIGHTS



Owner/Occupant or
Investment Opportunity



Income in-place



82% Leased



Prime location with access
to Meridian Street and
I-465



Amenity-rich area



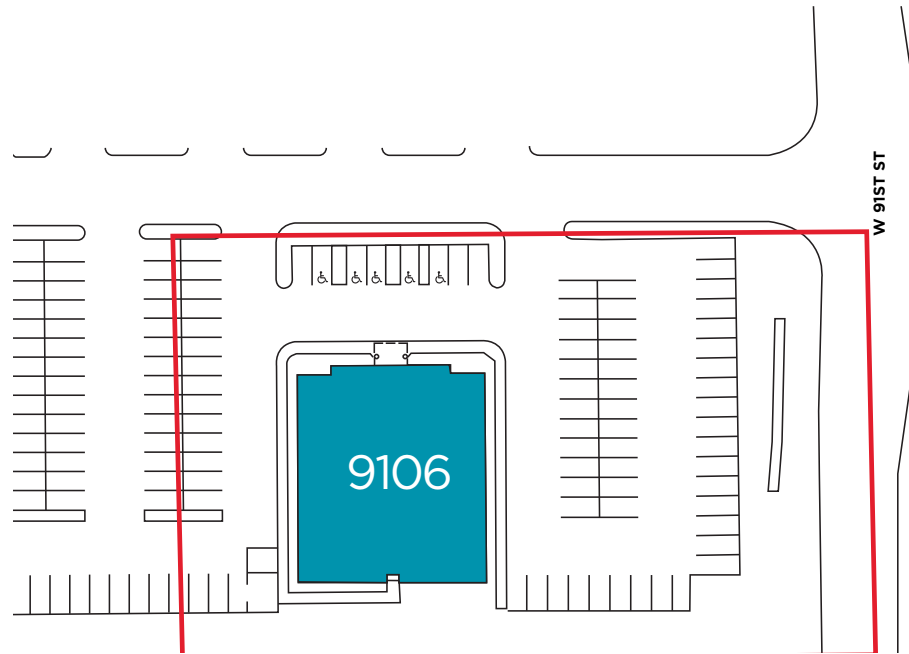
Exterior building signage

9106 N MERIDIAN STREET

- 15,817 Square Feet | 2-stories
- 1.46 Acres
- 4.27/1,000 parking ratio | 75 spaces
- Built in 1997
- Zoned C-1
- ASKING PRICE: \$2,950,000 (\$186.51/SF)



SITE PLAN



DEMOGRAPHICS

Located in the heart of Indianapolis' thriving North Meridian corridor, 9106 N Meridian Street offers unparalleled access to a dynamic and affluent population. The surrounding area is a magnet for professionals, executives, and decision-makers—making it an ideal setting for businesses seeking visibility, talent, and growth.

Within a 5-mile radius, the demographics reflect a well-educated, high-income community. The area boasts strong daytime employment density, excellent transportation access, and proximity to major healthcare, finance, and tech hubs.



\$120,000

average HH
income
within 1-mile
radius



↑50%

of residents within
3-mile radius hold
bachelor's degree
or higher



3,000

businesses
operating
within a
5-mile radius

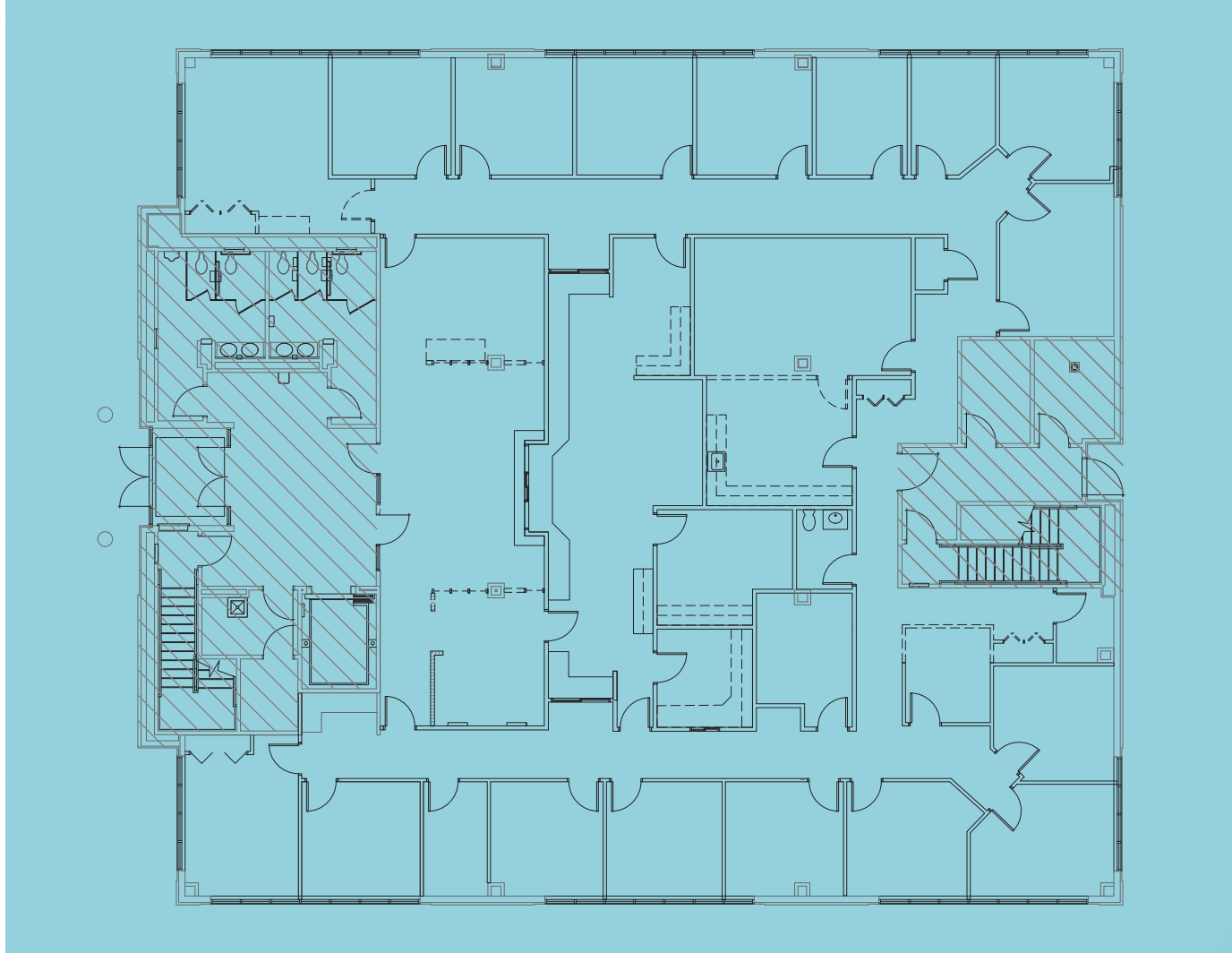


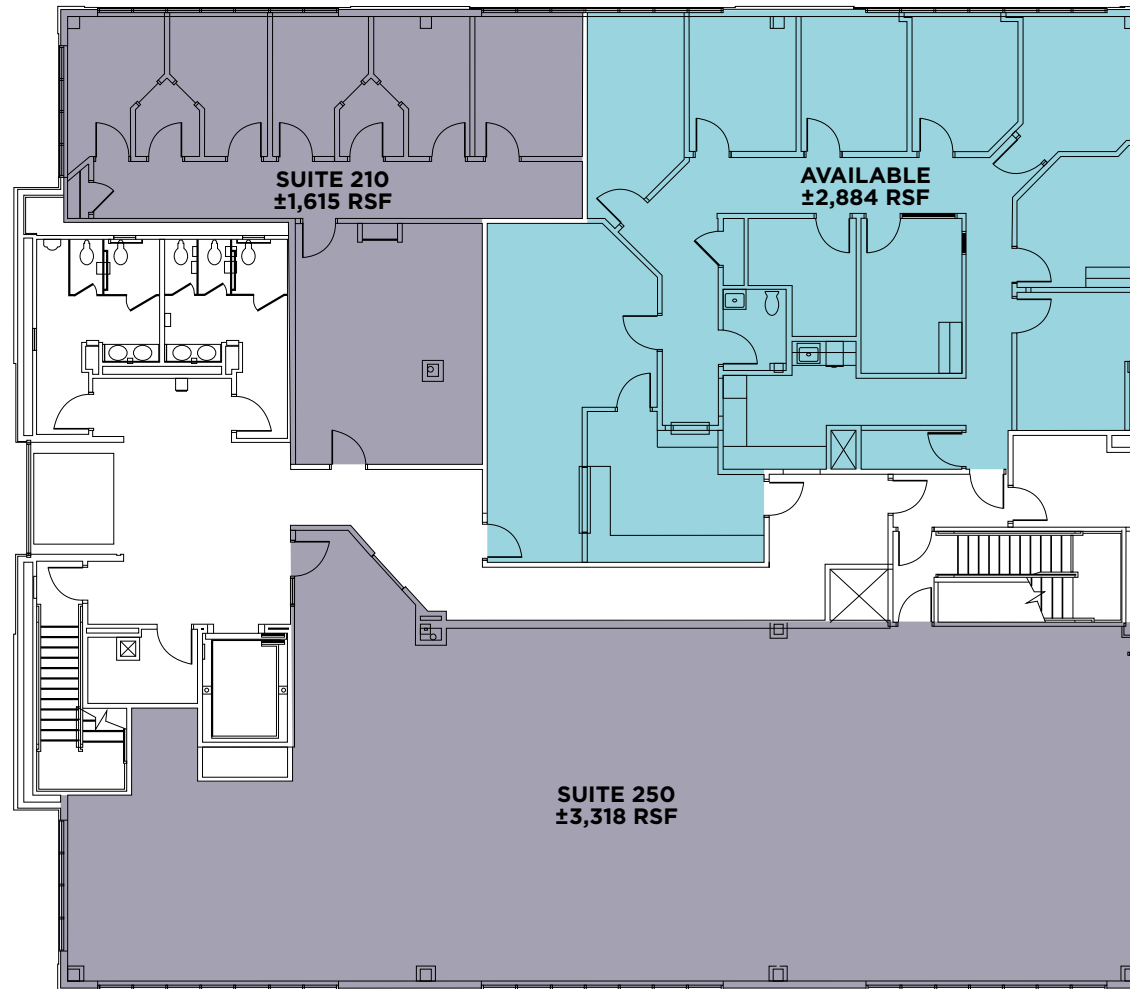
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FLOOR PLAN

FIRST FLOOR - FULLY LEASED
8,000 RSF

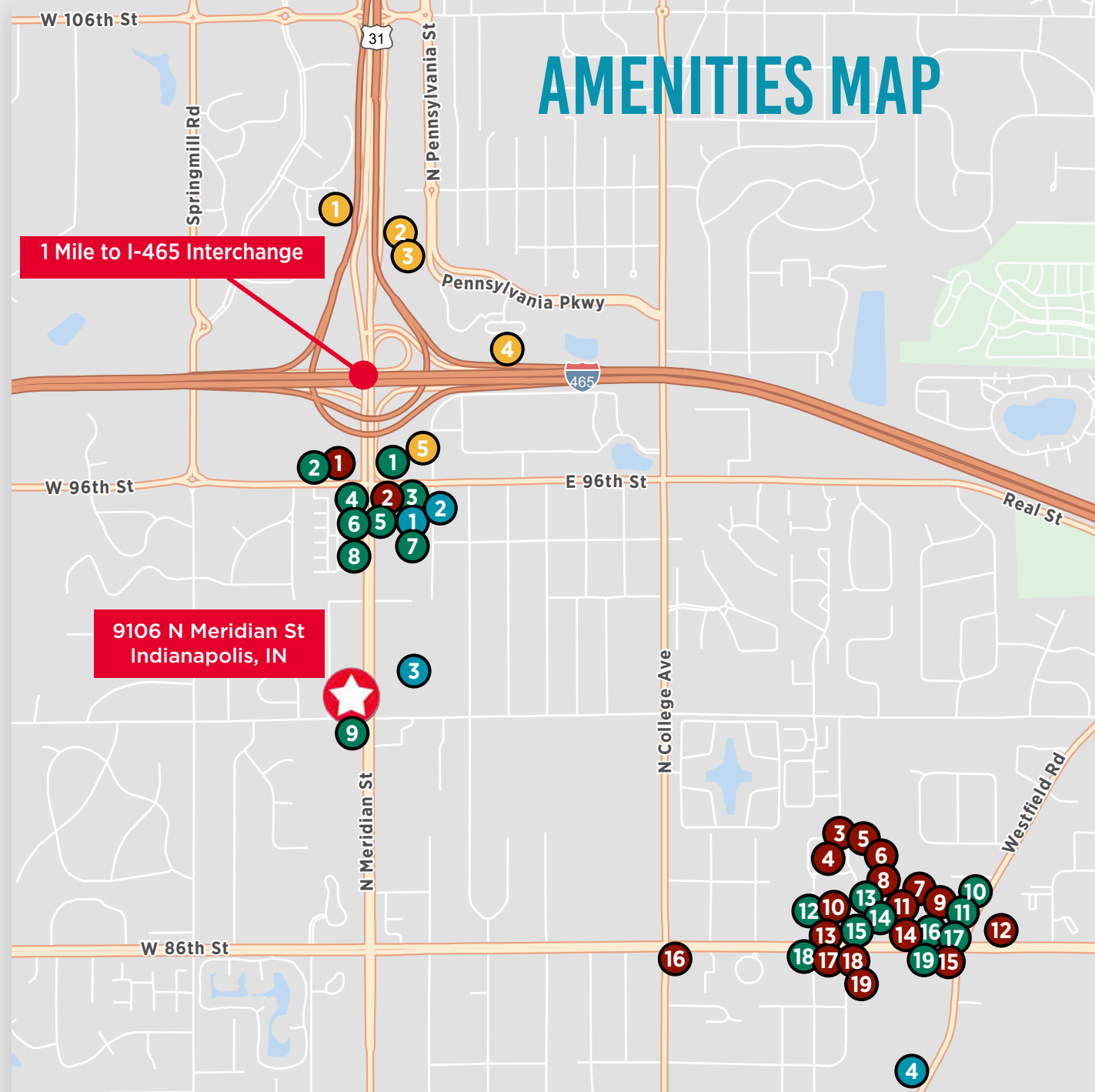




FLOOR PLAN

SECOND FLOOR - 2,884 RSF AVAILABLE
EXPANDABLE TO 4,499 RSF UPON EXPIRATION OF SUITE 210 LEASE ON 4/30/2026 IF DESIRED

- **# Fitness**
 - 1 The Hoop Hive
 - 2 IN Fitness Club
 - 3 Fitness 180
 - 4 YMCA
- **# Hotel**
 - 1 Sonesta Select
 - 2 Comfort Inn
 - 3 Element
 - 4 Holiday Inn
 - 5 Drury Plaza Hotel
- **# Restaurant**
 - 1 Firebirds Wood Fired Grill
 - 2 Aberdeen Social House
 - 3 Arby's
 - 4 McDonalds
 - 5 Starbucks
 - 6 Swig
 - 7 Another Broken Egg Café
 - 8 McAlister's Deli
 - 9 Dairy Queen
 - 10 Jet's Pizza
 - 11 Subway
 - 12 Starbucks
 - 13 Panda Express
 - 14 Culinary Dropout
 - 15 Jimmy John's
 - 16 Hardee's
 - 17 Chipotle
 - 18 Wendy's
 - 19 Taco Bell
- **# Retail**
 - 1 Lake City Bank
 - 2 Circle K
 - 3 Marshalls
 - 4 Target
 - 5 Williams-Sonoma
 - 6 west elm
 - 7 Aldi
 - 8 Whole Foods
 - 9 Total Wine & More
 - 10 Regions Bank
 - 11 Firestone
 - 12 CVS
 - 13 PNC Bank
 - 14 BMO Bank
 - 15 Crew Carwash
 - 16 Fifth Third Bank
 - 17 The UPS Store
 - 18 KeyBank
 - 19 Kroger





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