



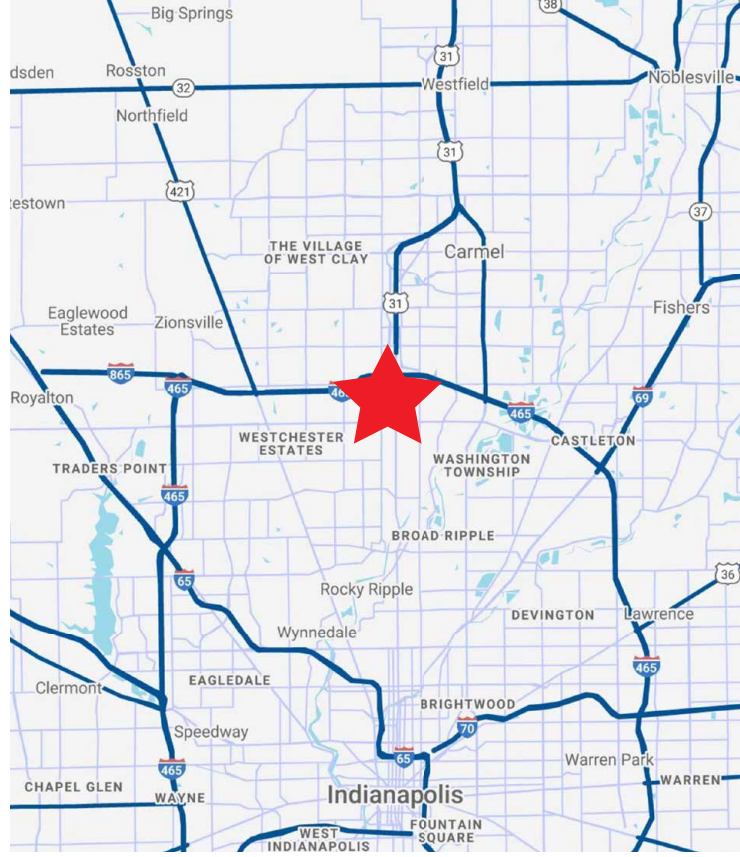
Park Meridian | Retail Space
1,377 – 4,887 SF Available for Lease
9510 N Meridian St, Indianapolis, IN 46260



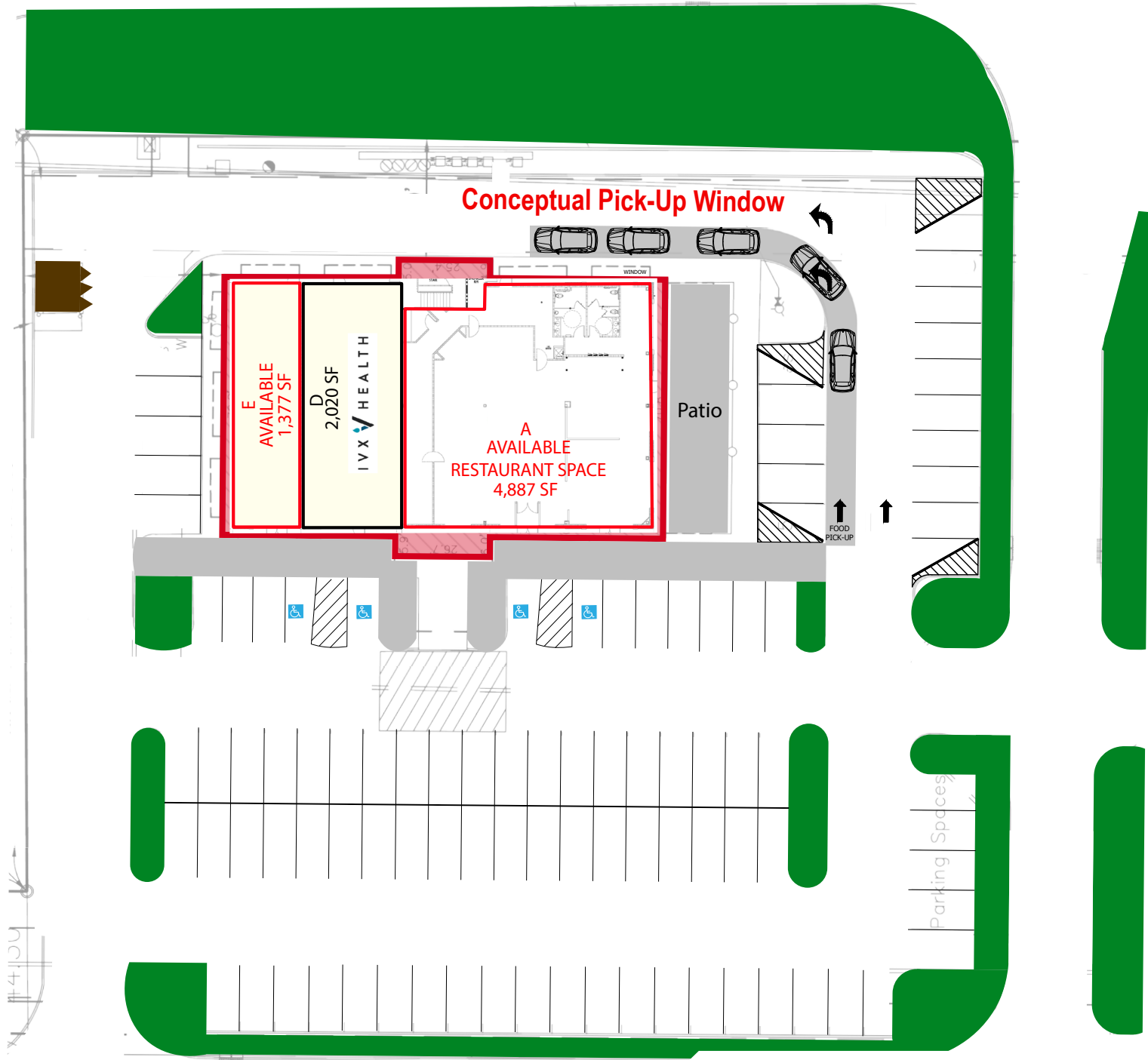
Property Overview

Property Highlights

- 4,887 SF former restaurant endcap with 1,200 SF patio and possible pick-up window
- 1,377 SF endcap ready for build-out
- Multiple points off access to Meridian Street/US31 and 96th Street (combined 75,803 cars per day)
- Excellent exposure with building and monument signage available
- Located directly off of I-465 interchange (134,907 cars per day)
- Convenient central location to North Indianapolis, Carmel, Westfield, Fishers, and Zionsville
- Affluent trade area with strong daytime population (103,627 employees within 3 miles)
- Nearby establishments include Lifetime Fitness, McAlister's, Daddy Jack's, Kona Jack's, Firebirds, Another Broken Egg, Starbucks, McDonald's, and more!

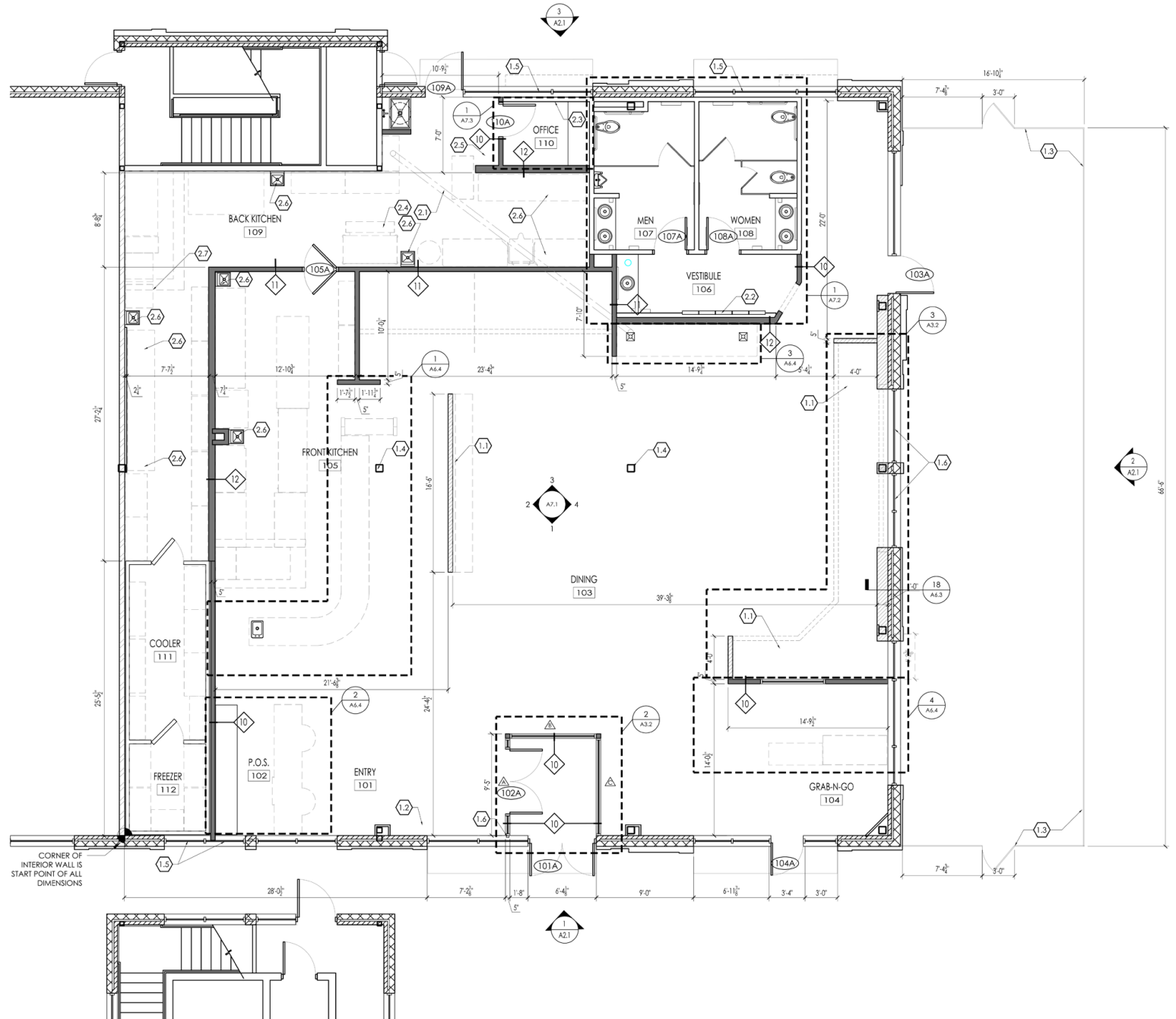


Demographics	1 Mile Radius	3 Mile Radius	5 Mile Radius	5 Minute Drive	10 Minute Drive	15 Minute Drive
Population	5,068	60,383	179,070	18,907	86,925	208,232
Households	2,375	27,308	77,661	8,753	40,727	89,222
Avg. HH Income	\$113,886	\$107,651	\$116,952	\$106,518	\$102,757	\$119,093
Daytime Pop.	13,898	103,627	185,308	15,319	71,392	167,504



FF&E INCLUDES:

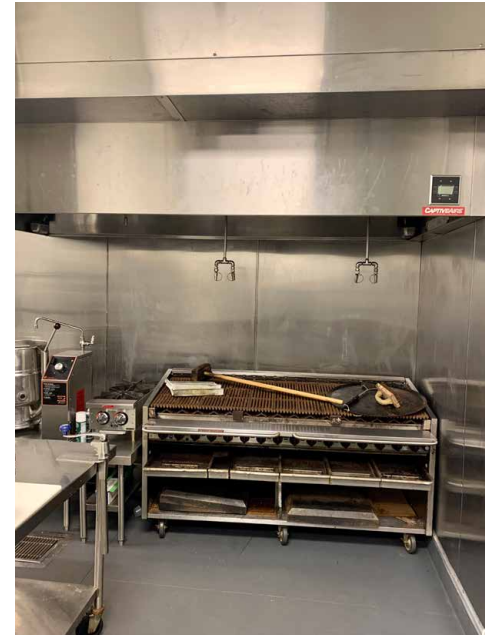
- Exhaust Hoods
- Cooler & Freezer
- Two Grease Traps
- 800 Amp Electrical Panel
- 1,200 SF Covered Patio
- Two Restrooms
- Three Bay Sink
- Ice Machine
- Additional Restaurant Equipment & Furniture



DINING:



KITCHEN & PREP:



Meridian Tower
143,000 SF Class A Office

Methodist Medical Plaza
124,000 SF Medical Office

Penn on Parkway
330,000 SF Class A Office

134,907 VPD



62,188 VPD

Parkwood Crossing
1.2 M SF Class A Office



9,232 VPD



13,615 VPD

96th St



Meridian St



SITE



Site Aerial



North Hospital
149 Beds

The Bridges
BIBIBOP tropical CAFE
JJ FRESH THYME MARKET
POTBELLY

MARKET DISTRICT

COURTYARD



134,907 VPD

DRURY HOTELS
13,615 VPD

The Fashion Mall at Keystone
WILLIAMS-SONOMA RH lululemon
LOUIS VUITTON Apple
NORDSTROM POTTERY BARN Crate&Barrel

RUTH'S CHRIS STEAK HOUSE
DAREDEVIL Yoik. provision
SANGIOVESE RESTAURANTE CLUB PILATES

St. Vincent HEALTH
919 Beds

JOANN

Market Aerial



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