3,100 SF RESTAURANT SPACE | FOR LEASE

Includes Hood & 2 Walk-In Coolers

VERITAS REALTY



FOR LEASE

320 N Meridian Street, Indianapolis, IN 46204

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Includes Hood & 2 Walk-In Coolers

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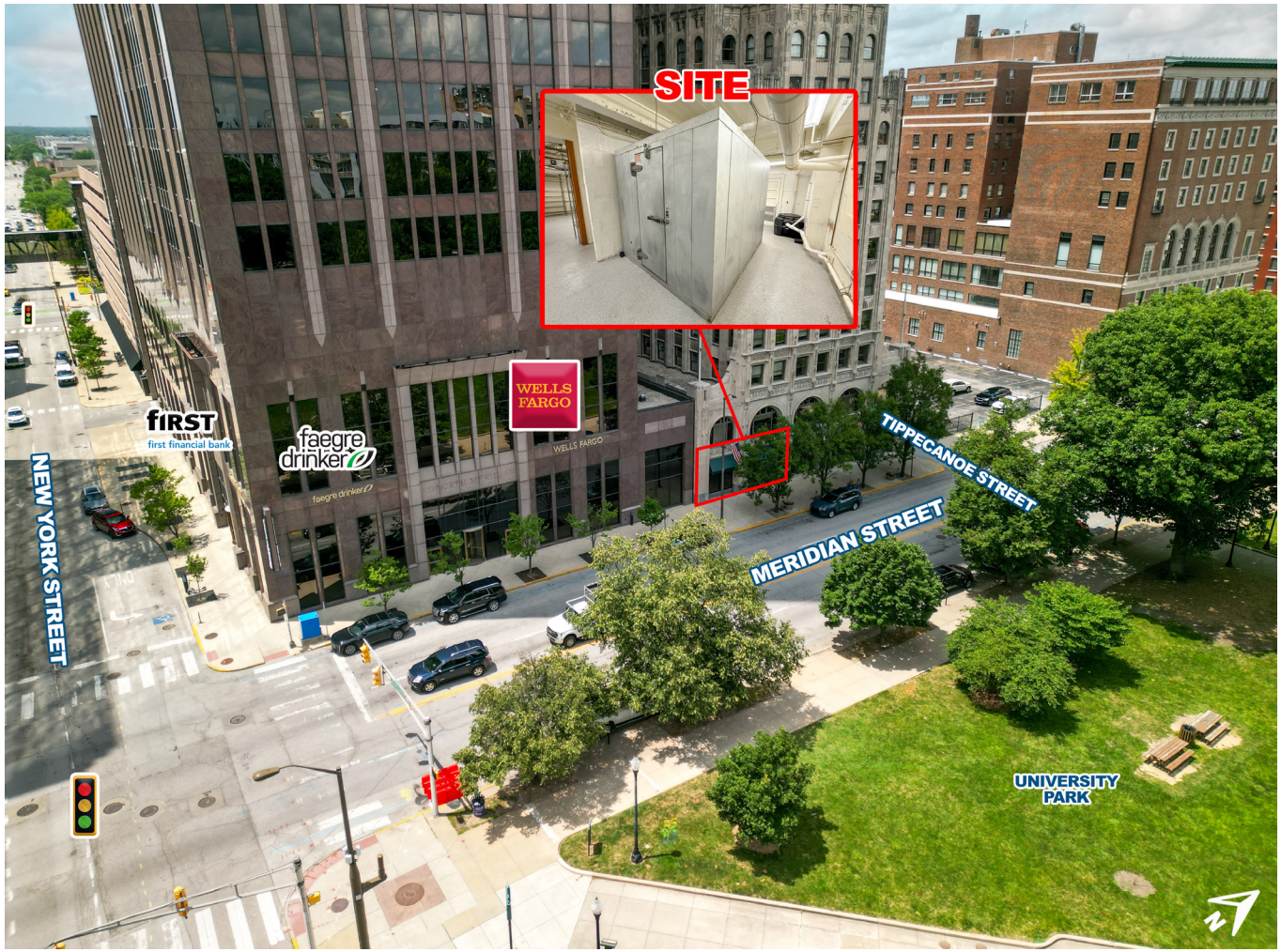
PROPERTY OVERVIEW



PROPERTY HIGHLIGHTS:

- 3,100 SF former restaurant space
- Over 7,500 hotel rooms and over 76,000 daytime population in 1 mile
- Walking distance to Monument Circle, Indiana Convention Center, IU Indianapolis Campus, Mass Ave, Cultural Trail & all the Downtown Indianapolis amenities
- Short delivery distance to all the major office building and employers in Downtown Indy
- Available as catering and event space
- Space includes hood, walk-in coolers, & grease interceptor

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	22,880	120,628	272,081
Avg. HH Income	$113,493	$98,689	$90,176
Avg. Daytime Pop.	84,804	167,838	268,841

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Information within this brochure has been obtained from sources believed reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Prospective tenant and tenant representatives must verify the information and bears all risk for any inaccuracies as it relates to property and market information.

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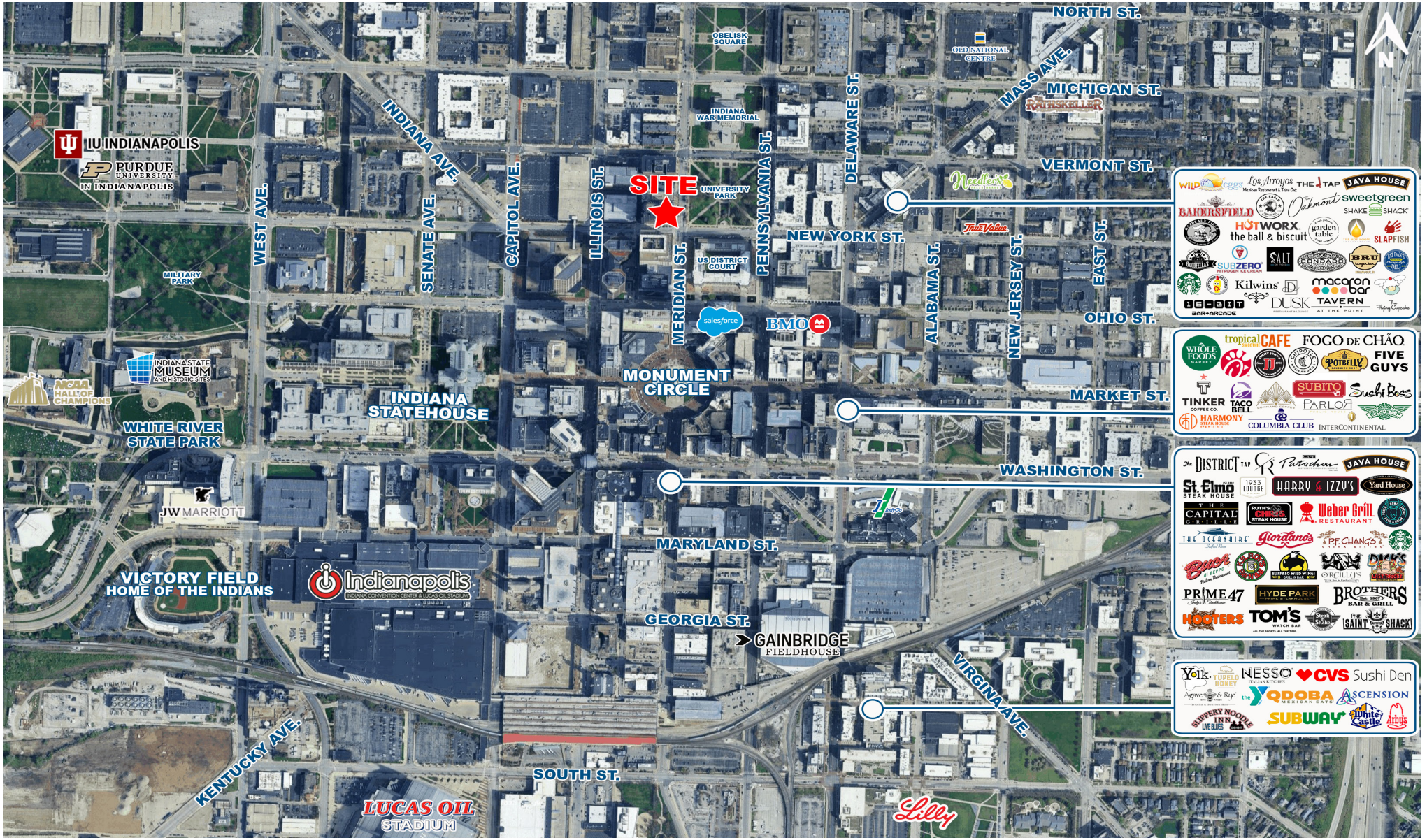
MARKET AERIAL



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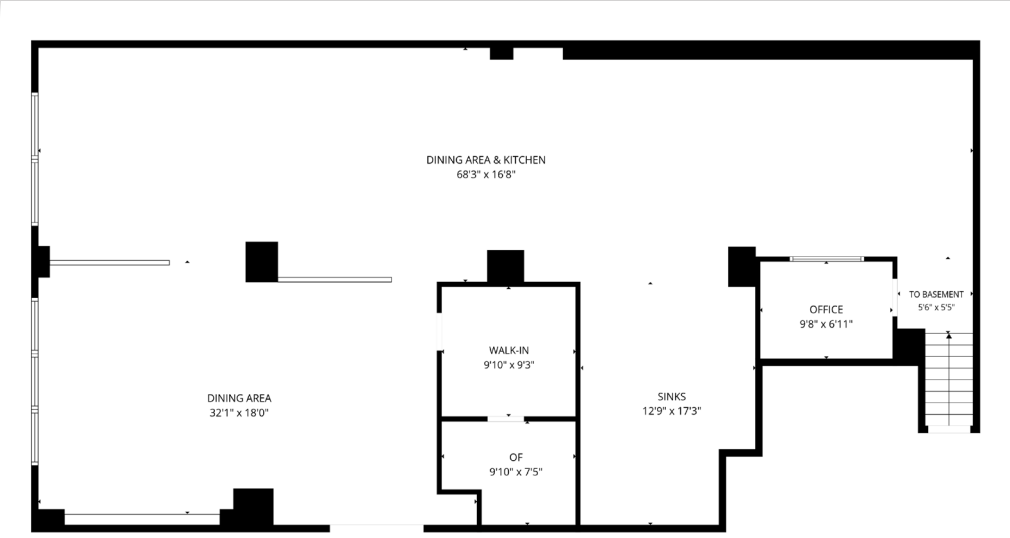
FLOOR PLAN & INTERIOR









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CITY OVERVIEW

INDIANAPOLIS, IN
Marion County

Located in the heart of Indiana, Indianapolis—nicknamed "Indy"—is known as the "Crossroads of America," with major railroads and interstates, I-65 and I-465, running through the city. The airport is just 12 miles southwest bringing in visitors year-round for conferences at the Indiana Convention Center or JW Marriott, as well as concerts and professional sports events at Gainbridge Fieldhouse, Lucas Oil Stadium, and Victory Field, generating over $16.2B in tourism for Marion County. Indy is growing rapidly with major redevelopment downtown including a $40 million Marriott hotel in the historic Circle Tower building and the $250 million Indiana University School of Medicine building. With a MSA of 891,484 residents, 2,438 K-12 public students, and 10,000+ satellite campus college students, the commercial real estate market remains strong, especially in industrial and multifamily.



4.9% corporate tax rate (Forbes 2024)

#2 state for starting a business (Forbes 2024)

77% business survival rate (Forbes 2024)

Downtown neighborhoods
- **Monument Circle:** 280 ft. Soldiers & Sailors Monument stands proudly in center of the city surrounded by offices, hotels, dining, & entertainment
- **Mass Ave:** dining, retail, & nightlife
- **Bottleworks District:** Garage Food Hall, entertainment, hotel, retail, & offices in North Mass Ave corridor

Indianapolis Motor Speedway
- Racing Capital of the World
- Hosts largest single day race: The Indy 500

White River State Park
Hosts concerts at Everwise Amphitheater, located next to 3 mile canal trail

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
EST. POPULATION	21,117	119,214	269,265
EST. HOUSEHOLDS	12,157	53,263	113,574
EST. AVERAGE HOUSEHOLD INCOME	$124,598	$92,175	$82,927

LEADING INDUSTRIES
highlighting local economic drivers & global employee counts

Elevance Health	**1st Largest Public** 100,000+ employees
Lilly	**2nd Largest Public** 40,000+ employees
SIMON	**9th Largest Public** 3,500+ employees
FHLBank INDIANAPOLIS	**2nd Largest Private** 300+ employees
salesforce	72,000+ employees

2025 Q1 LEASING ACTIVITY MORE THAN DOUBLED
HIGHEST SINCE Q2 2022
- COLLIERS INTERNATIONAL



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