

FOR SALE

**927-935
N MERIDIAN ST
INDIANAPOLIS, IN**

**ONE- & TWO-STORY
RETAIL/OFFICE SHOWROOM**



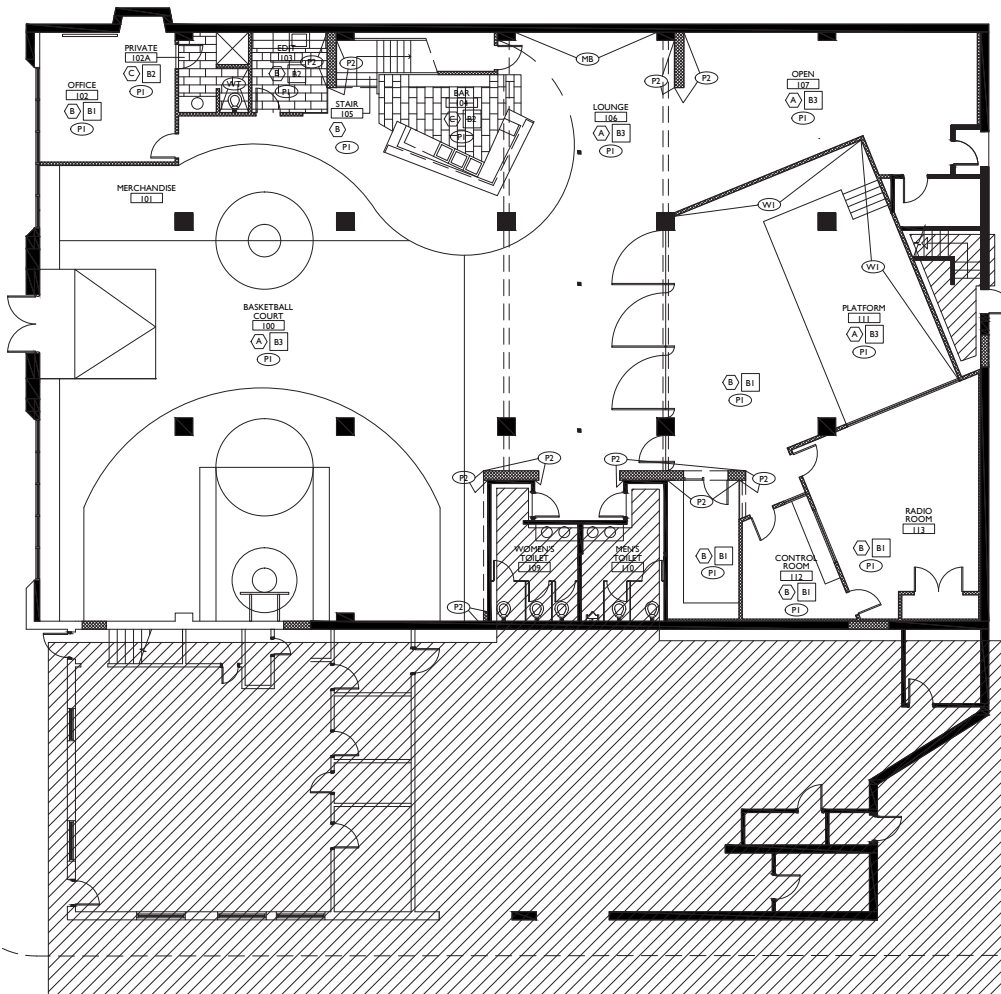
WELCOME TO

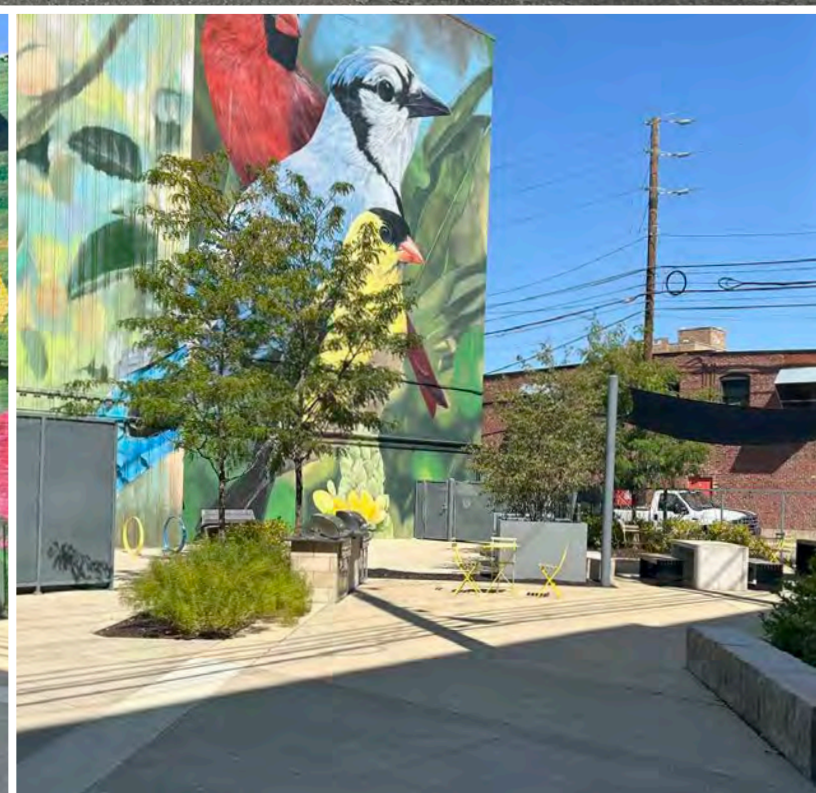
LIBRARY **LS** SQUARE

Exceptional Opportunity to Acquire Unique Retail & Office Space in Library Square

Cushman & Wakefield is pleased to exclusively offer for sale two adjacent office and retail properties located at 927-935 N Meridian (the "Property") in Indianapolis, Indiana. The Property lends itself to either an owner-user or investor.

935 N Meridian is a single-story structure with a finished mezzanine area which was extensively renovated in 2016 and 2022. 927 N Meridian Street is an unfinished two-story building which is connected to 935 N Meridian Street. Both properties have historic storefronts of limestone & brick. The buildings are being sold together.





927-935 N MERIDIAN ST INDIANAPOLIS, IN

PRICE: \$2,000,000
PRICE/SF: \$106/SF

UNIQUE INVESTMENT OPPORTUNITY

- Two historic side-by-side buildings built in 1919
- Ideally located in the heart of the St. Joseph Historic Neighborhood, with 5,380 multi-family units within a half mile of the Property with occupancy rates exceeding 89.8%
- Daytime population of 7,074 from the 865 businesses operating in the half mile area
- Shared-use open courtyard
- Walkable/bikeable to downtown Indy
- Highly walkable and amenitized, the Property is nearby to offices, residential structures, retail, entertainment, hotels and a multitude of service-oriented businesses

YEAR BUILT / RENOVATED

1919 / 2016

BUILDING

Single and Two-Story Brick and Wood Frame

TAX PARCEL

1002541 (COMBINED WITH 941 NORTH MERIDIAN ST)

ZONING

CBD - 1

OPPORTUNITY ZONE

YES

PARKING

Adjacent & Street Parking Available

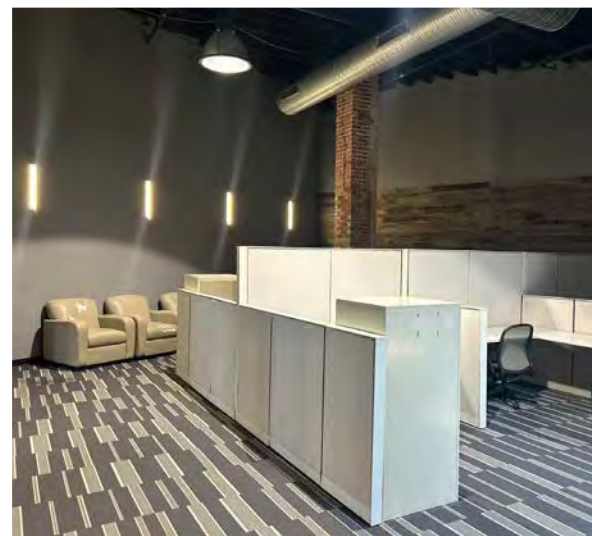
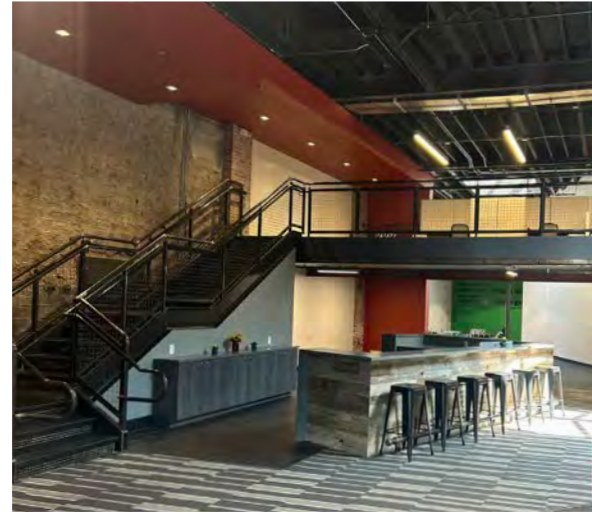
STORIES

927 N Meridian St - Two-Story - 9' Clear
935 N Meridian St - Single story w/ Mezz - 18' Clear

TOTAL RSF

927 N Meridian St - 7,285 SF
935 N Meridian St - 11,468 SF

Total - 18,753 SF





INDIANAPOLIS

TOP RANKED BUSINESS ENVIRONMENT

As the state capital, Indianapolis has an entrepreneurial attitude, ample economic drivers, and low cost of living. Indy's tremendous growth as a business center and its reputation as a professional sports capital have captured the attention of many leading to accolades of which Hoosiers can be proud. Fast-paced and research-forward, Indiana has one of the best business climates in the nation. Known as the Crossroads of America, more interstate highways, converge in Indianapolis than any other city in the U.S., offering a strong competitive advantage by connecting the state with North America and world markets.

#1

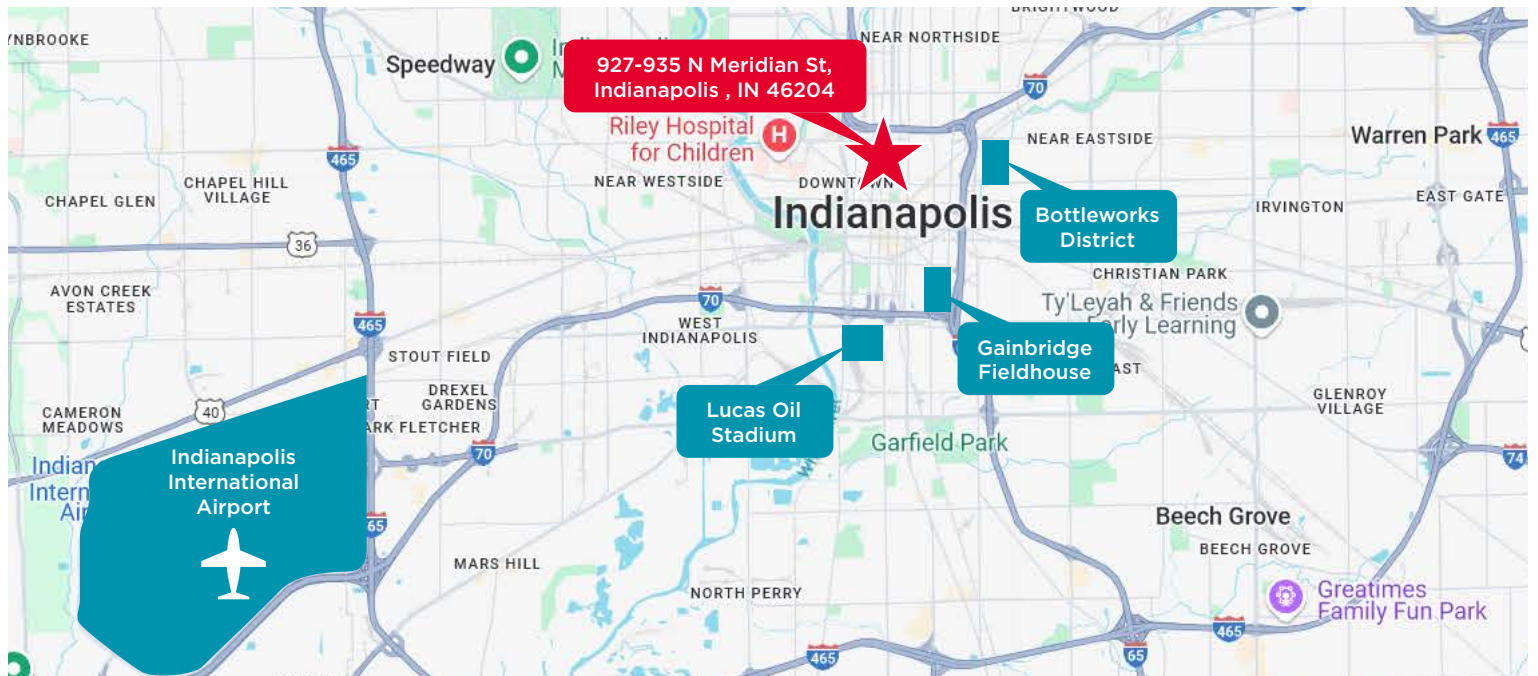
Best State For Business In The Midwest #5 In The U.S.

#1

Best Business Tax Climate In The Midwest #9 In The U.S.

#2

Best Cost of Doing Business in the Midwest & U.S



VICINITY MAP



927-935 N Meridian St,
Indianapolis , IN 46204

Admiral
Raymond Spruance
Memorial Basin

Stutz
Building



Central Canal

U.S.S
Indianapolis
Memorial

Kurt Vonnegut
Memorial Library

Residence Inn
by Marriott
on the Canal

Courtyard
by Marriott
at the Capitol

Indiana
State Library

Indiana
Law Enforcement
& Firefighters Memorial

Indiana
Government
Center

Indiana Repertory Theatre/
Dance Kaleidoscope

President Benjamin
Harrison Home

Indiana
Landmarks

Exit 113

I-70 East
I-70 West
I-65 South



Cornerstone
Christian Fellowship

Unity Church
of Indianapolis

THE CONGRESS
APARTMENTS

CENTRAL
LIBRARY

AMERICAN
LEGION
MALL

WORLD WAR II
MEMORIAL

Veterans'
Memorial Plaza

Indiana War
Memorial & Museum/
USS Indianapolis
Museum

University Park

BIRCH BAYH
FEDERAL
BUILDING

Sheraton
Indianapolis
City Centre

Soldiers & Sailors Monument/
Civil War Museum

Conrad
Indianapolis

St. Joseph St.

Fort Wayne Ave.

Whaling Wall

Central
Christian
Church

Minton-Capehart
Federal Building

Roberts Park
United
Methodist
Church

Ann Dancing

Poet's Place

Marsh/
Fuseks
True Value
Hardware

City Market

City-County Building

Questio
Librae

Al
Methc

Chatham
Commons

Zion Eya
United C
of Ch

Old National
Centre/
Broadway
Across America

Davlan
Park

Athena
Young Actor
Indy Metr

St. M
Cath
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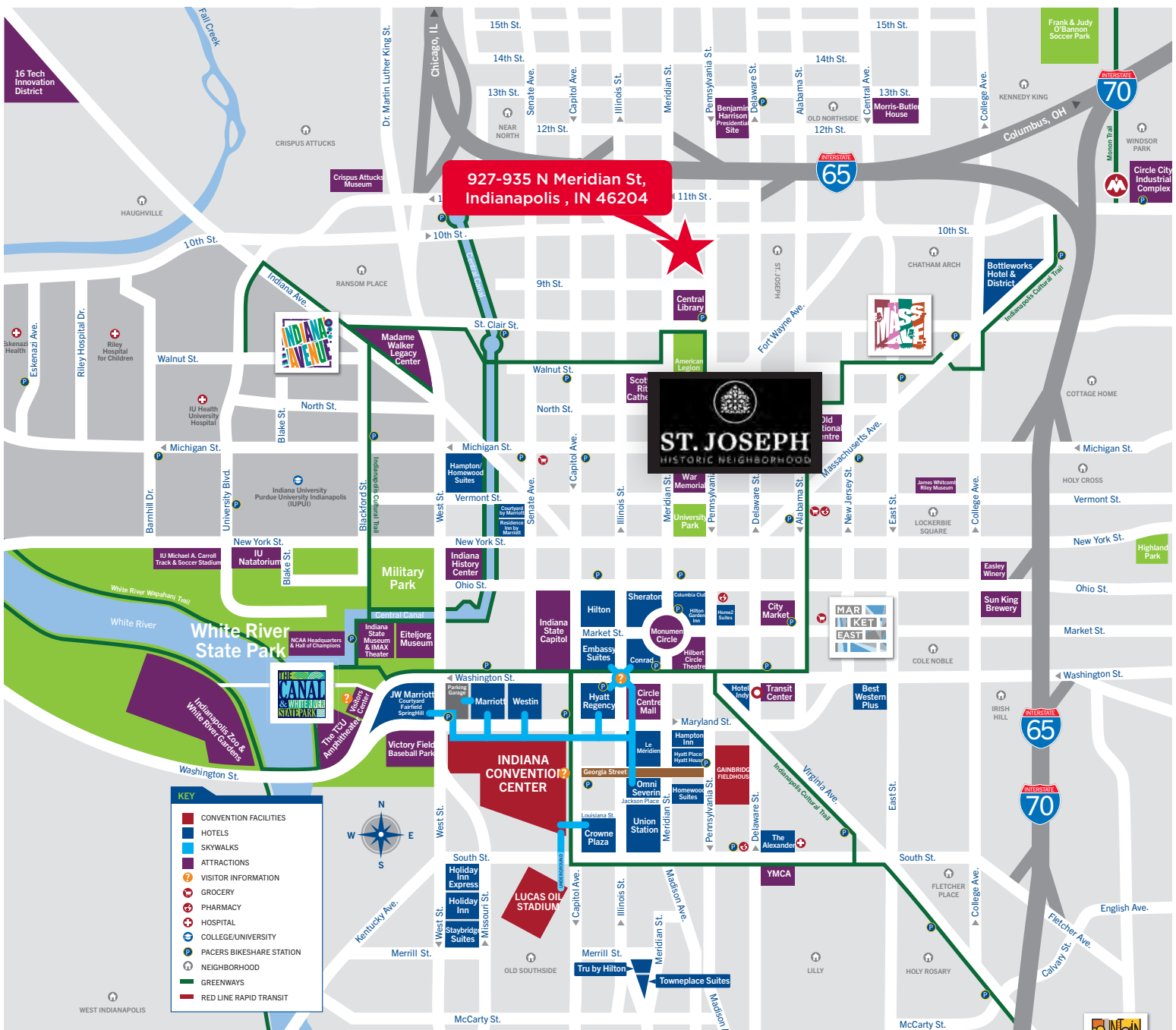
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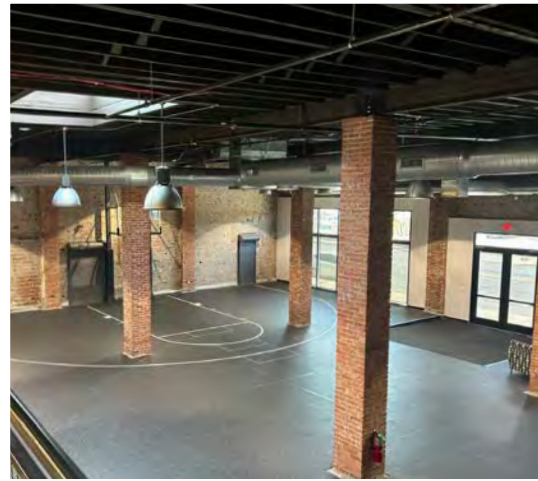
ST JOSEPH HISTORIC NEIGHBORHOOD

The Property offers the owner-user or investor an exceptional opportunity to locate within the prime St. Joseph Historic Neighborhood in downtown Indianapolis, which is ideal for showroom, retail or office uses. The property benefits from excellent signage and visibility along the highly walkable and heavily trafficked North Meridian Street which sees an average of 17,500 vehicles per day.





927-935 N MERIDIAN ST INDIANAPOLIS, IN



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