

# Three-Story Downtown Office Building

911 Meridian St, Anderson, IN 46016

Office/Retail/Flex  
+/- 10,662 SF



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Corporate Commercial Group  
11495 N Pennsylvania Street Ste. 225  
Carmel, IN 46032





## Property Details

### 911 Meridian St

Asking Price:	\$469,000
Cap Rate:	Call Broker for Details
Total Acreage:	0.24 Acres
Total Buildings SF:	+/- 10,662 SF
Zoned:	Commercial
Years Built:	1932
No. Buildings:	1
Building Type:	Retail/Office/Flex
County:	Madison





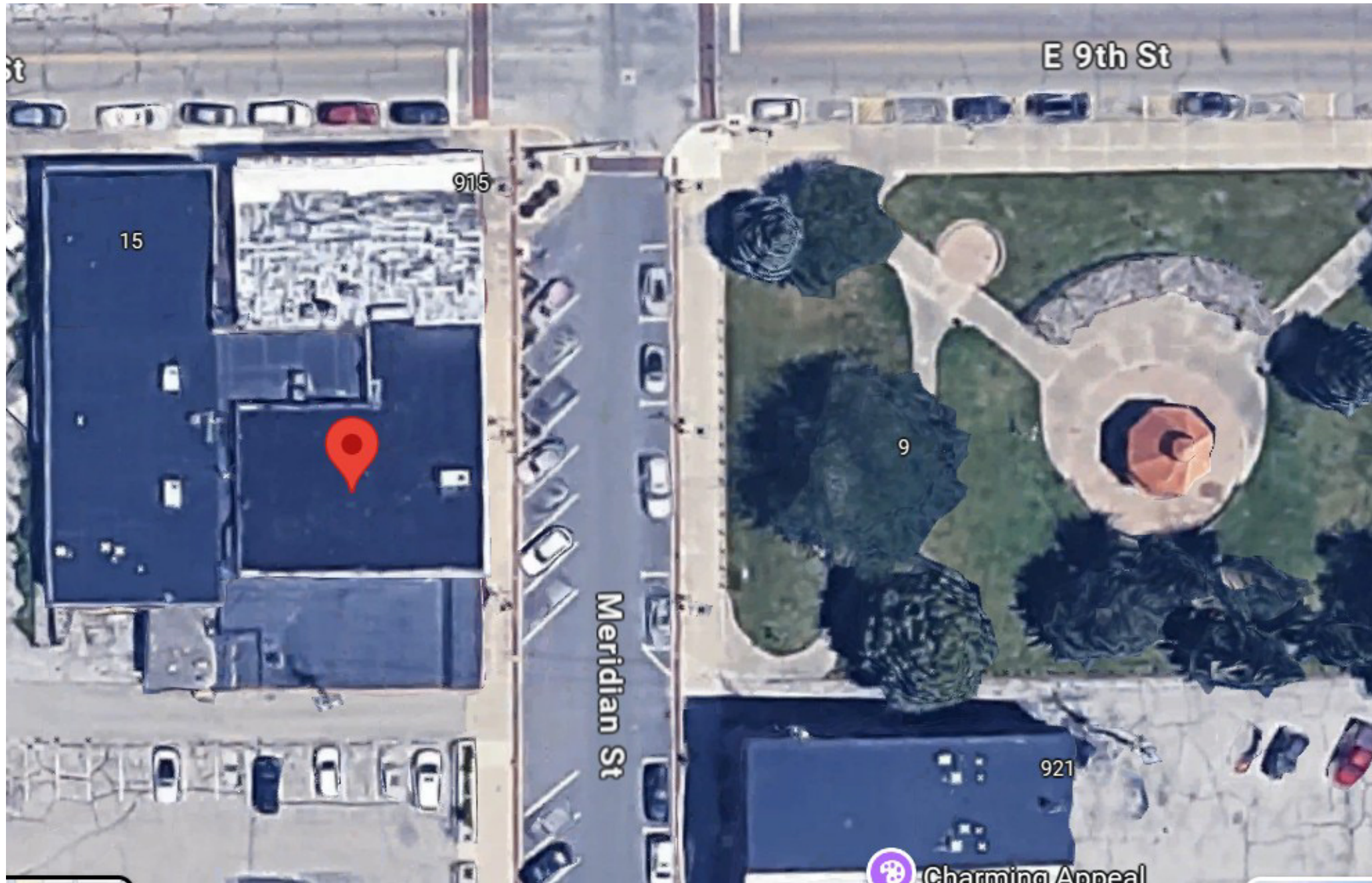




## A map of the Indianapolis area with a green route highlighted. The route starts in the northwest, passes through Lebanon, Zionsville, Carmel, Noblesville, Pendleton, and ends near Knightstown. A red location pin is placed near Alexandria, Indiana. Major highways like I-65, I-465, and I-70 are shown. Other cities labeled include Frankfort, Tipton, Elwood, Muncie, and Cambridge City.



## Aerial Overview





## 911 Meridian St





## Location Overview



- Anderson, Indiana, is known for its rich history, cultural significance, and natural beauty.
- It is the county seat of Madison County and has a population of approximately 54,788 as of the 2020 census.
- The city is home to the Church of God and Anderson University, which contribute to its cultural identity.
- Anderson is also famous for its Mounds State Park, which features ancient earthworks and offers outdoor activities like hiking and picnicking.
- The city's historic downtown area includes notable landmarks such as the Paramount Theatre and the Gruenewald House, reflecting its architectural heritage.
- Additionally, Anderson is known for its Indianapolis Bellefontaine Railroad, which adds to its historical charm.
- Overall, Anderson combines a blend of history, culture, and natural attractions, making it a unique destination in Indiana.



## Demographics

### POPULATION

Total Population	54,864 (100%)
Population in Households	52,850 (96.3%)
Population in Families	38,438 (70.1%)
Population in Group Quarters <sup>1</sup>	2,014 ( 3.7%)
Population Density	1,317
Diversity Index <sup>2</sup>	54

### HOUSING

Total HU (Housing Units)	27,200 (100%)
Owner Occupied HU	13,766 (50.6%)
Renter Occupied HU	9,807 (36.1%)
Vacant Housing Units	3,627 (13.3%)
Median Home Value	\$139,672
Average Home Value	\$177,415
Housing Affordability Index <sup>3</sup>	138

### INCOME

Median Household Income	\$48,315
Average Household Income	\$64,397
% of Income for Mortgage <sup>4</sup>	18%
Per Capita Income	\$27,741
Wealth Index <sup>5</sup>	46
Socioeconomic Status Index <sup>6</sup>	Low (43.2)

### HOUSEHOLDS

Total Households	23,573
Average Household Size	2.24
Family Households	12,972
Average Family Size	3.00