

SALE/LEASE



RETAIL/OFFICE

30 1ST ST SW, CARMEL, INDIANA 46032



RETAIL/OFFICE BUILDING IN THE HEART OF CARMEL

PROPERTY HIGHLIGHTS

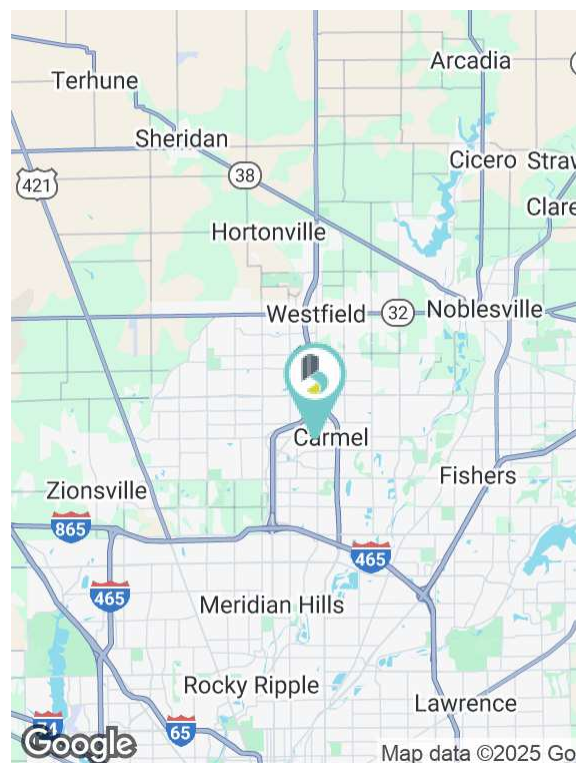
- Attractive, 4,800 SF (2,400 SF floorplates), free-standing two-story building located in the heart of downtown Carmel.
- Easy walking distance to numerous apartments, restaurants, and recreational amenities, such as: Midtown Plaza, Carmel Arts & Design District, Monon Trail, and Main Street.
- Sale Price: \$3,000,000
- Lease Rate quoted Full Service, net of janitorial

2,400 SF 1st Floor

LEASED

2,400 SF 2nd Floor

\$35.50/SF/yr



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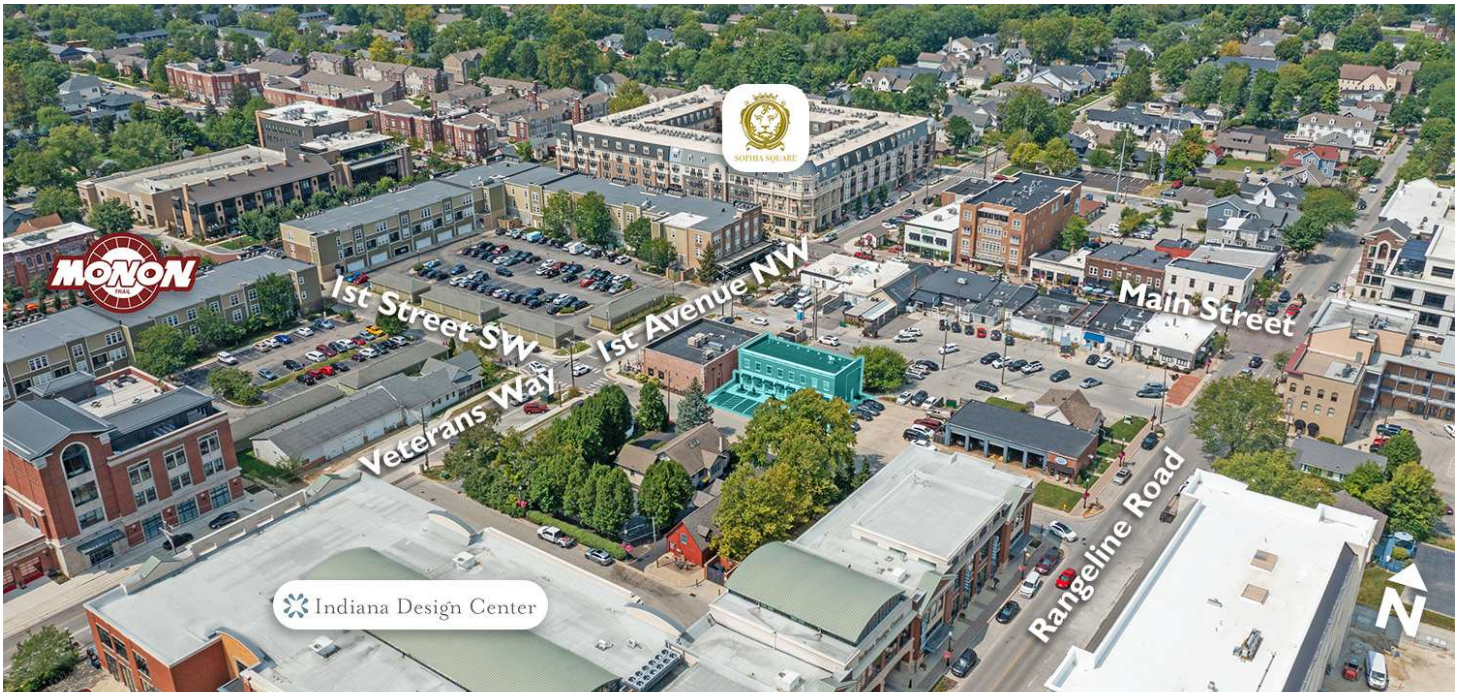
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PROPERTY OVERVIEW

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Address:	30 1st Street SW, Carmel, IN 46032
Property Type:	Retail: 1st floor (leased) Office: 2nd floor (available)
Building Size:	4,800 SF
Floors Floorplate:	2 2,400 SF
Land Size:	.09 AC
Zoning:	C-2 Old Town Overlay Old Town Main St. Sub-Area Overlay
Year Built:	2005
Parking:	8 dedicated + public parking
Construction:	Foundation: crawl space Structure: wood Exterior: brick & EIFS Roof: Firestone rubber
HVAC:	2 split, all electric systems 1 per floor
Sale Price:	\$3,000,000 \$625/SF
Lease Rate:	\$35.50/SF Full Service net of janitorial



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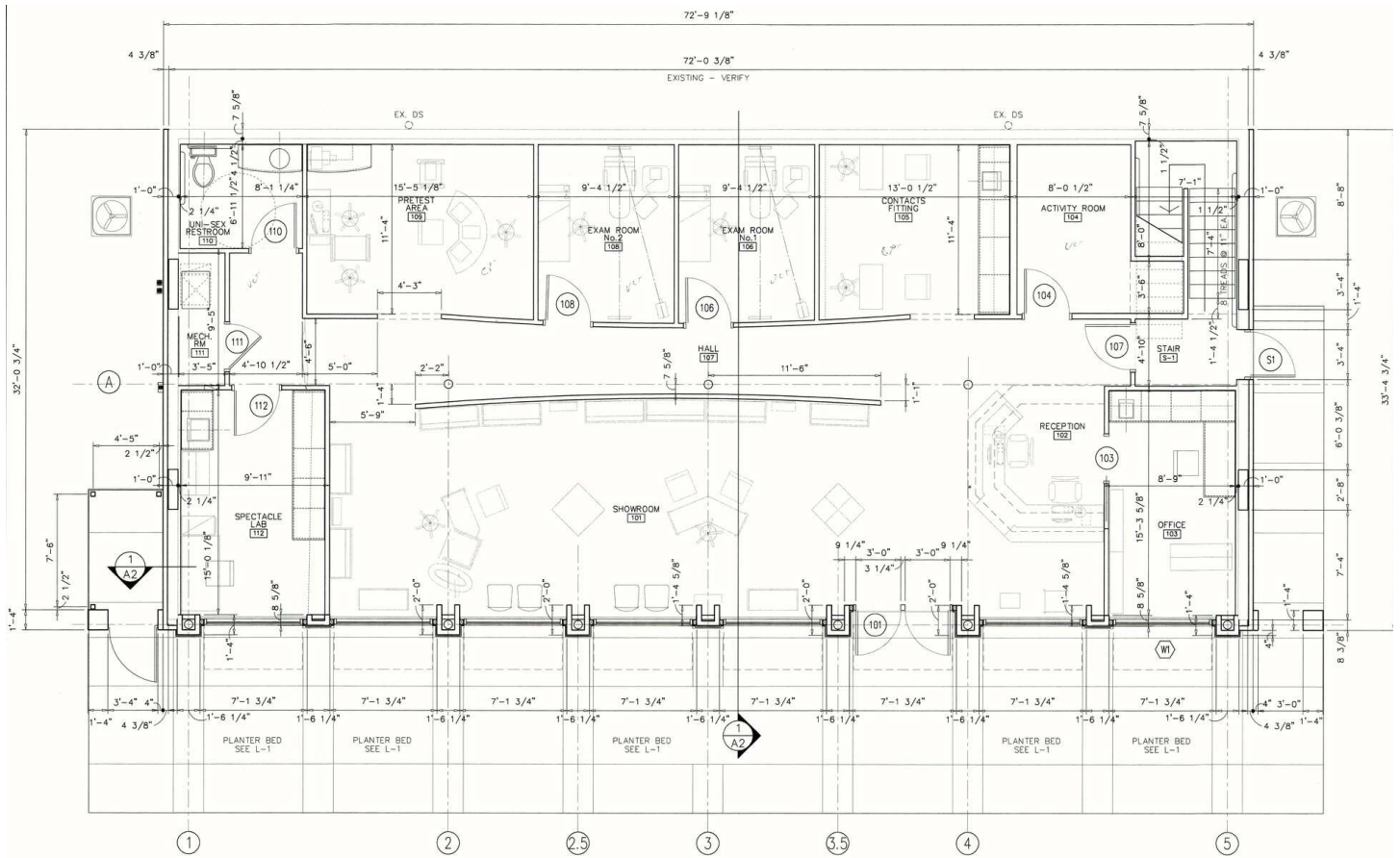


FLOOR PLAN - 1ST FLOOR

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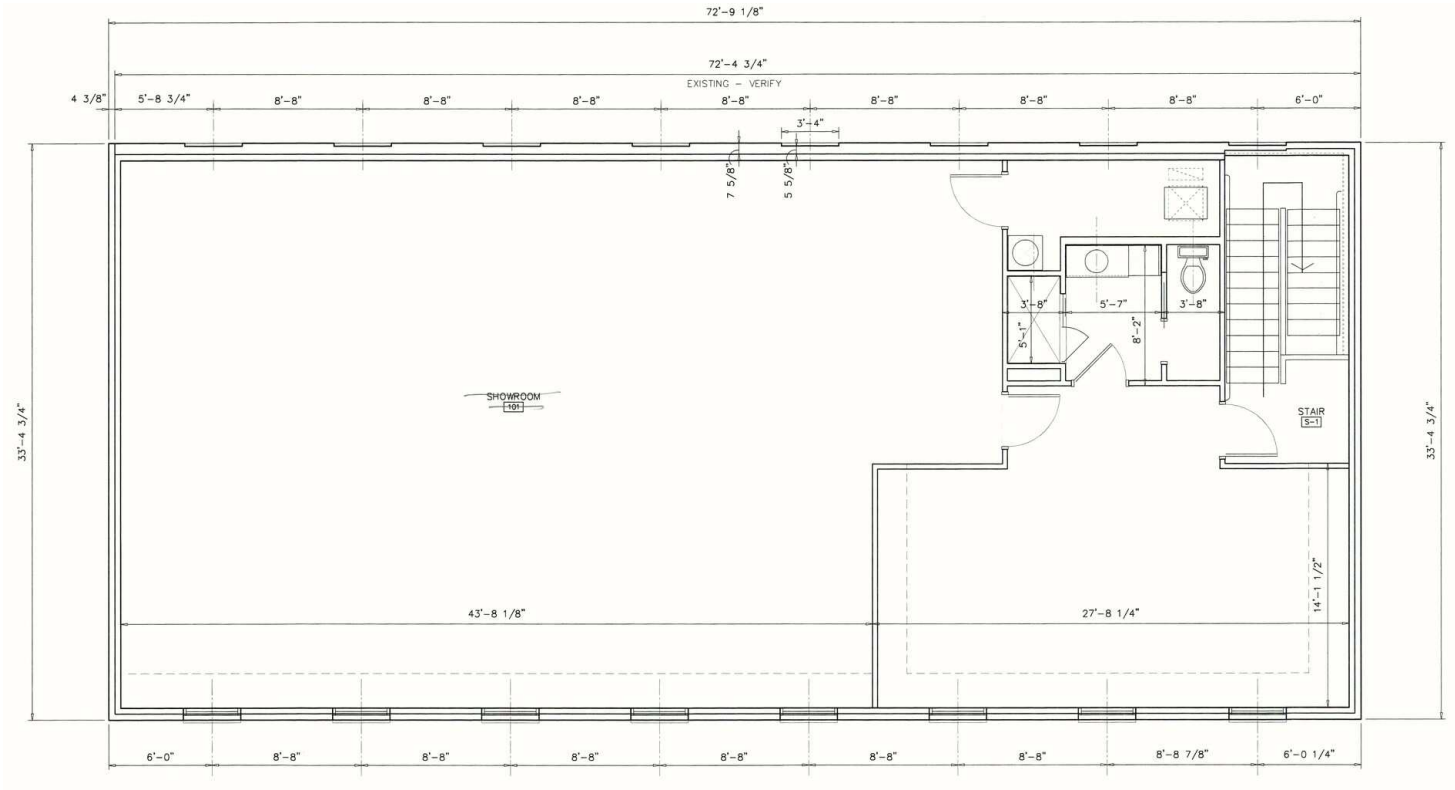


FLOOR PLAN - 2ND FLOOR

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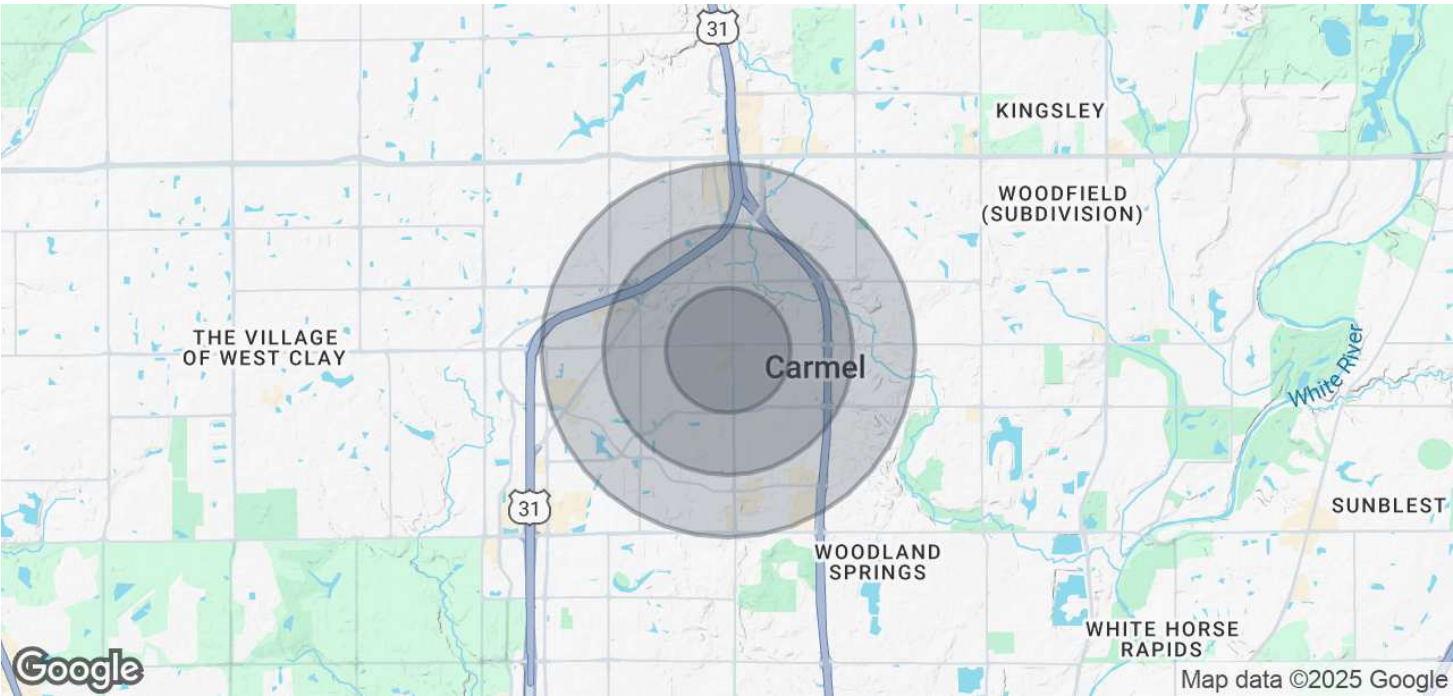


DEMOGRAPHICS MAP & REPORT

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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	3,343	10,426	22,880
Average Age	44	42	41
Average Age (Male)	42	41	40
Average Age (Female)	45	44	43
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,746	5,100	10,663
# of Persons per HH	1.9	2	2.1
Average HH Income	\$107,221	\$105,761	\$122,997
Average House Value	\$467,593	\$467,843	\$494,201

Demographics data derived from AlphaMap

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BY THE CARMEL INDIANA NUMBERS



101,964
Population



71%
Bachelor's Degree or Higher



0.7783%
Residential City Tax Rate



130
Corporate Headquarters



200
Free Public Events



22
Average Commute Time (Minutes)



3%
Unemployment Rate



Carmel, Indiana is a dynamic and diverse city – a place people are proud to call home and establish their businesses. Safe and attractive neighborhoods, quality schools, unique retail areas, as well as arts and cultural opportunities make it one of the fastest growing communities in the nation. Named one of the best places in America to live and raise a family by Money magazine, American City Business Journals, and Forbes.

Carmel's vast trail network, public art and pedestrian-friendly developments encourage residents and visitors to spend time outside and enjoy street festivals, live music, and seasonal celebrations throughout the year. The Ice at Carter Green, an outdoor ice-skating rink. While there is plenty to enjoy in Carmel including 200 free public events each year, the Indianapolis Motor Speedway, major league sports teams and other big city amenities are only a short drive away.

City Awards and Recognitions

- 2024 - #2 Best Place to Live in America ([Niche](#))
- 2024 - #1 Best Suburb to Live in America ([Niche](#))
- 2024 - #1 Best Place to Live in U.S. ([Livability](#))
- 2023 - #1 Holiday Market in the USA ([USA Today's 10Best](#))
- 2023 - #1 Best Small City in America ([WalletHub](#))
- 2023 - #4 Safest City in Indiana (#1 for populations of 50,000-plus) ([Safewise](#))
- 2023 - #3 Best Places to Live in the U.S. (and #1 in the Midwest) ([Livability](#))
- 2023 - #2 Safest Suburb in the U.S. ([SmartAsset](#))
- 2023 - #1 Most Affordable Safe Suburb ([SmartAsset](#))
- 2023 - #1 Best Place to Live in Indiana ([Niche](#))
- 2022 - #1 Holiday Market in the USA ([USA Today's 10Best](#))
- 2022 - #1 Best City in Indiana to Live and Visit ([Touropia](#))
- 2022 - #2 Best Small City in America ([WalletHub](#))
- 2022 - #3 Safest City in the U.S. to Raise a Child ([Safewise](#))
- 2022 - #1 Best Place to Live in Indiana ([Niche](#))
- 2022 - #1 Best Place to Raise a Family in Indiana ([Niche](#))
- 2022 - #1 Place with the Best Public Schools in Indiana ([Niche](#))
- 2022 - #1 Best Place to Retire in the U.S. ([Money](#))
- 2022 - #1 Most Caring City in Indiana ([Insurity Insights](#))
- 2021 - #1 Safest Midsize City in America ([AdvisorSmith](#))
- 2021 - #2 Best Places to Live ([Money](#))
- 2021 - #1 Best Places to Retire ([Money](#))
- 2021 - #4 Best Suburbs to Live in America ([Niche](#))
- 2021 - #1 Holiday Market in the USA ([USA Today's 10Best](#))
- 2020 - #1 Best Places to Live in the Midwest ([Newsweek](#))
- 2020 - #4 Safest City to Raise a Child in America ([Safewise](#))
- 2020 - #1 Best City for Fit Lifestyle in Indiana ([BarBend](#))
- 2020 - #4 Best Suburbs to Live in America ([Niche](#))
- 2020 - #7 Best Places to Live in America ([Niche](#))
- 2020 - #1 Best Place to Live in Indiana ([HomeSnacks.net](#))

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