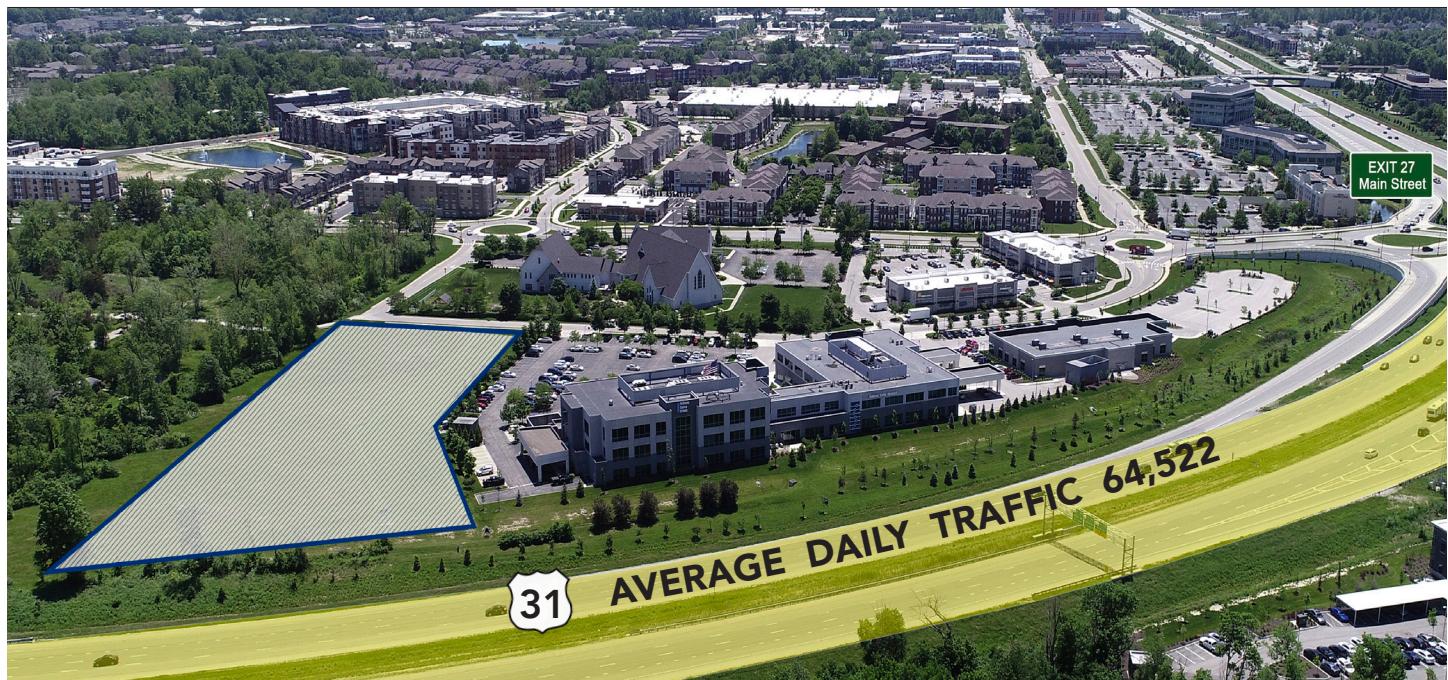




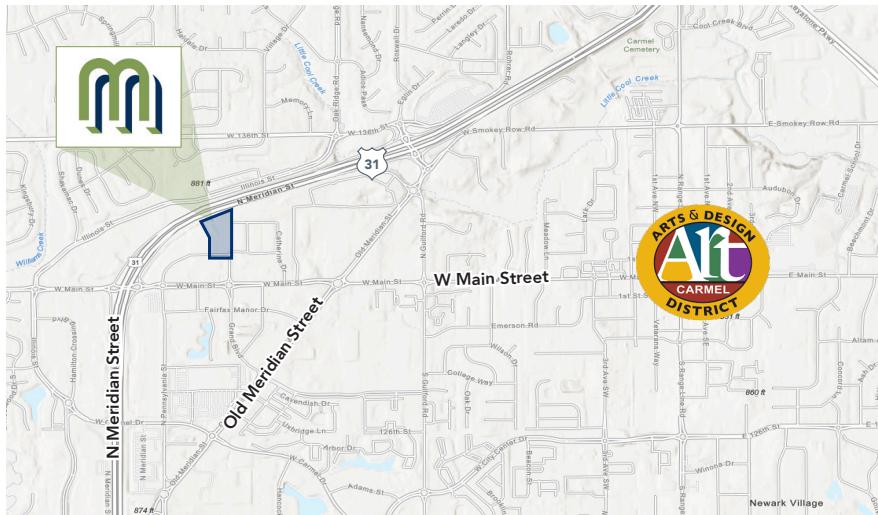
MERIDIAN & MAIN

## PRIME BUILD-TO-SUIT SITE

US 31 (MERIDIAN) & MAIN STREET (131ST STREET) | CARMEL



Meridian & Main is a mixed-use development in Carmel located along US 31 and Main Street. This high visibility property is a build-to-suit development opportunity along the prestigious North Meridian Corridor. The amenity rich business community is at the city's gateway from US 31 along Main Street, the main east/west artery to Carmel's vibrant Arts & Design District.



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### MERIDIAN & MAIN: SITE 5

- 5.5 acre lot for build-to-suit opportunity for an 80,000 SF building to be developed.
- Immediate access to US 31 (Exit 27 - Main Street) and 3 minutes away from I-465
- Frontage along US 31 has average daily traffic count of 64,522 vehicles
- Expanded signage options to provide visibility from US 31 and Main Street
- Five minute drive to Downtown Carmel Art District
- Abundant amenities available within one square mile including full and quick service restaurants, banks, daycare, groceries and more



MERIDIAN & MAIN

# PRIME BUILD-TO-SUIT SITE

US 31 (MERIDIAN) & MAIN STREET (131ST STREET) | CARMEL

## DEMOGRAPHICS - 1 MILE

10,799

Population

39.4

Median Age



\$153,672

Median Net Worth



2.1

Average Household Size



\$89,050

Median Household Income



11%

High School Graduate



16%

Some College



70%

Bachelors/Graduate Degree

Data provided by Esri, 2019

Meridian & Main is located in Carmel, one of the most affluent and fastest growing suburban markets in the country boasting low tax rates, a well-educated workforce and highly respected schools. With visibility along the North Meridian Corridor, this area is also home to a large number of corporate headquarters, nationally recognized medical centers and hospitals in an amenity rich neighborhood.



## AMENITIES - 1 MILE

A Cut Above Catering  
A Dog Bakery  
AAA Hoosier Motor Club  
Amber Indian  
Any Lab Test Now  
Bar Louie  
Big O Tires  
Blaze Pizza  
Brookway Pub  
Bru Burger  
Brunchies  
Burn Boot Camp  
Carmel Tae Kwon Do  
Carmel's Kitchen  
Carter's Pet Hospital  
Celana's Salon  
Chase Bank  
Chipotle  
Classic Cleaners  
Contemporary Dentistry  
Crown Liquors  
CVS Pharmacy  
Fat Dan's Carmel  
Fresh Indian Grill  
Godby Home Furnishings  
Hair of the Dog  
Halo Salon  
He Does Hair  
Horizon Bank  
Huntington Bank  
Indiana Members  
J. Razzo's  
Jason's Deli  
La Hacienda  
Le Peep  
Leo's Pet Care  
Let Petit Gateau  
Lin's Garden  
Mammamia Gelato  
Mark Pi's  
Massage Heights  
Mimi Blue Meatballs  
Miracle Sushi  
Moe's Southwest Grill  
Nature's Table  
Nice Laundromat  
Noble Roman's  
Oberer's Flowers  
Office Depot  
Ollie's Bargain Outlet  
One Main Financial  
Ossip Optometry  
Panda Express  
Party Nails  
Puccini's  
Revel Fitness Studio  
Road Star Driving School  
Robert's Camera  
Rosie's Place  
Showtime Dance Studio  
Spa Nails II  
Starbucks  
Starla Goldman DDS  
Stout's Footwear  
Subway  
Sugar Creek Winery  
Sun Tan City  
The Travel Authority  
Three D's Cafe  
Toppers Pizza  
Tuchman Cleaners  
Verde Flavors of Mexico  
Which Which  
Wild Eggs  
Yogurtz  
Zoup!

## CARMEL, INDIANA

#1 Best Place to Live in Indiana  
(2020 - HomeSnacks.net) (2019 - Niche.com)

#3 Best Place to Live in America  
(2018 - Money.com)

#5 Best Small City in America  
(2019 - WalletHub.com)

Best Place to Raise a Family in the Midwest  
(2019 - Yahoo.com)

"Safest City" in Indiana (20,000+ Residents)  
(2019 - SafeWise)

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