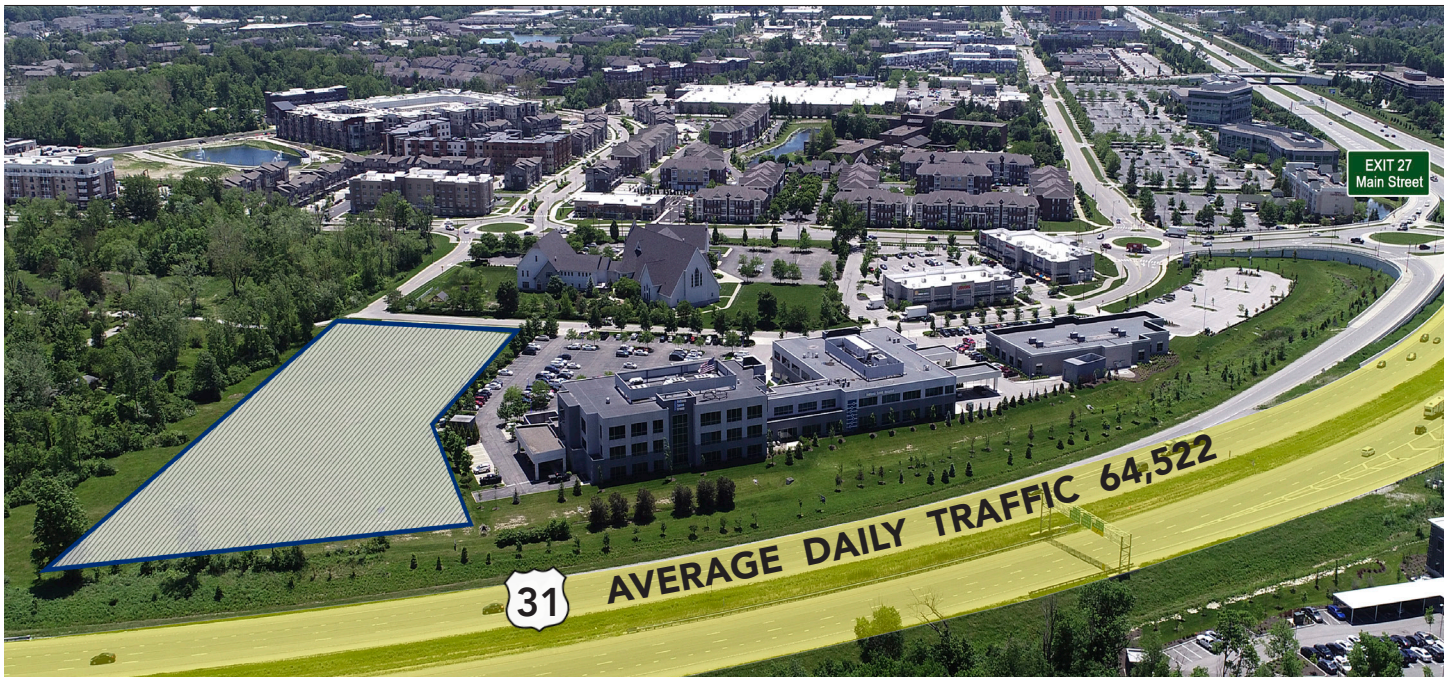




**MERIDIAN & MAIN**

## 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.



### MERIDIAN & MAIN: SITE 5

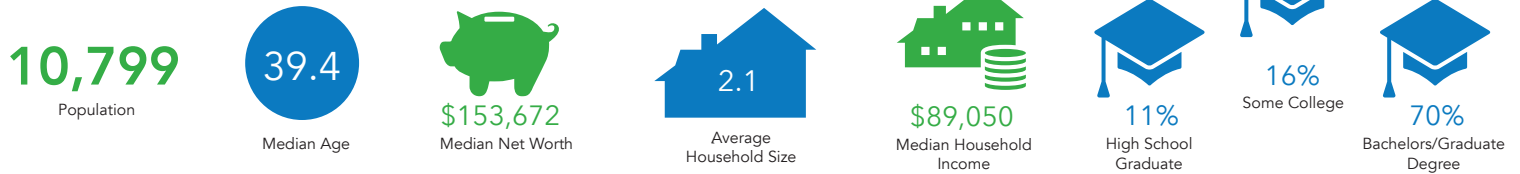
- 5.5 acre lot for build-to-suit opportunity for an 80,000 SF building to be developed.
- Immediate access to US 31 (Exit 27 - Main Street) and 3 minutes away from I-465
- Frontage along US 31 has average daily traffic count of 64,522 vehicles
- Expanded signage options to provide visibility from US 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

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No warranty or representation expressed or implied, is made as to the accuracy of the information contained herein and same is submitted subject to errors and omissions.



## DEMOGRAPHICS - 1 MILE



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