

# For Sale, Build-to-Suit, Ground Lease

West Main Street & Old Meridian Street, Carmel, IN 46032



## FOR SALE

- 4.17 acres available
- Zoned UC (Urban Core)
- Excellent location for restaurant, office or other retail user
- Located in the fast growing area of Carmel
- Over 5,000,000 sf of office space within half a mile
- High daytime population

### TRAFFIC COUNTS

Meridian Street - 46,021 ADT

Old Meridian Street - 12,132 ADT

### MARKET DEMOGRAPHICS

#### CONTACT

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Radius	Population	Income	Households	Daytime Pop
1 Mile	8,805	\$103,992	4,167	8,590
3 Mile	64,173	\$129,488	25,554	54,755
5 Mile	146,130	\$130,006	57,488	97,101



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