



1032 N. Rangeline Rd.

Carmel, IN 46032

For Sale or For Lease/BTS



PROPERTY DESCRIPTION

**Prime Commercial Land for Sale or Rent
Retail / QSR / Office or small multistory
apartment building**

•GAS AND C-STORE RESTRICTED•

Development Located in the heart of Carmel, this .42 acre plot is ideal for a retail or office development. With its prime location, high visibility, and easy access to main arteries, this property presents a unique opportunity for developers and investors alike.

The site is currently zoned for commercial use and has all necessary utilities in place, including water, sewer, and electricity. The lot is flat and clear, ready for construction to begin immediately. The property is situated near Clay Terrace, surrounded by major retailers, restaurants, and office buildings.

OFFERING SUMMARY

Lease Rate and Sale Price:	Contact Broker
Available SF:	0.42 Acres
Lot Size:	0.42 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,495	28,617	57,555
Total Population	7,823	69,575	141,394
Average HH Income	\$121,839	\$129,588	\$130,128

BROKERAGE | MANAGEMENT | DEVELOPMENT

Tharp Realty • 6910 N Shadeland Avenue, Suite 200 • Indianapolis, IN 46220 • 317.890.1714 • tharprealty.com

Jeff Marchio • VP, Managing Broker • 317.432.5361 • jeff@tharprealty.com

Elaine Farhood • VP, Development • 317.284.5528 • elaine@tharpinvest.com



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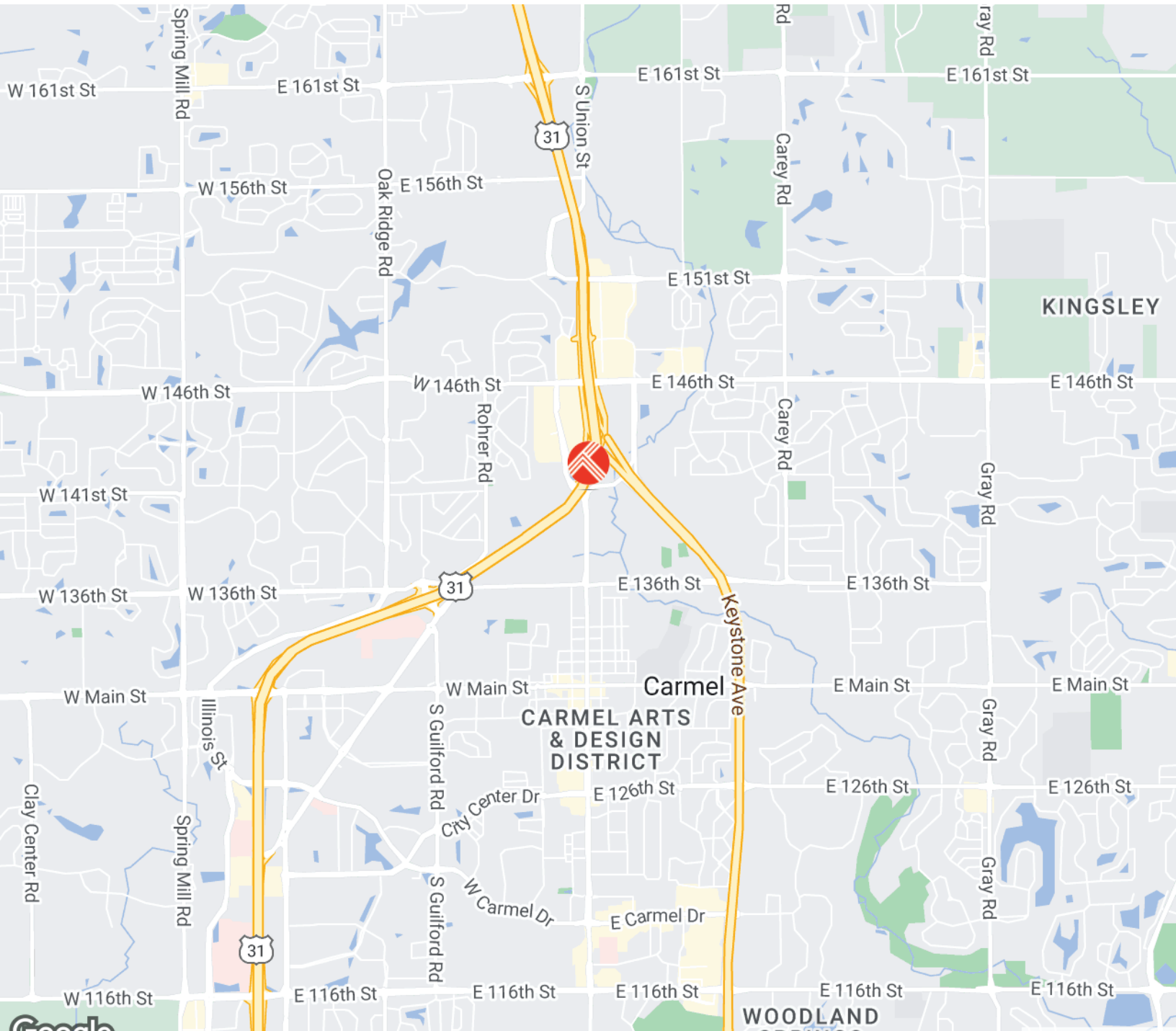


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Regional Map



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Area Retailers



Map data ©2023 Google Imagery ©2023 IndianaMap Framework Data Maxar

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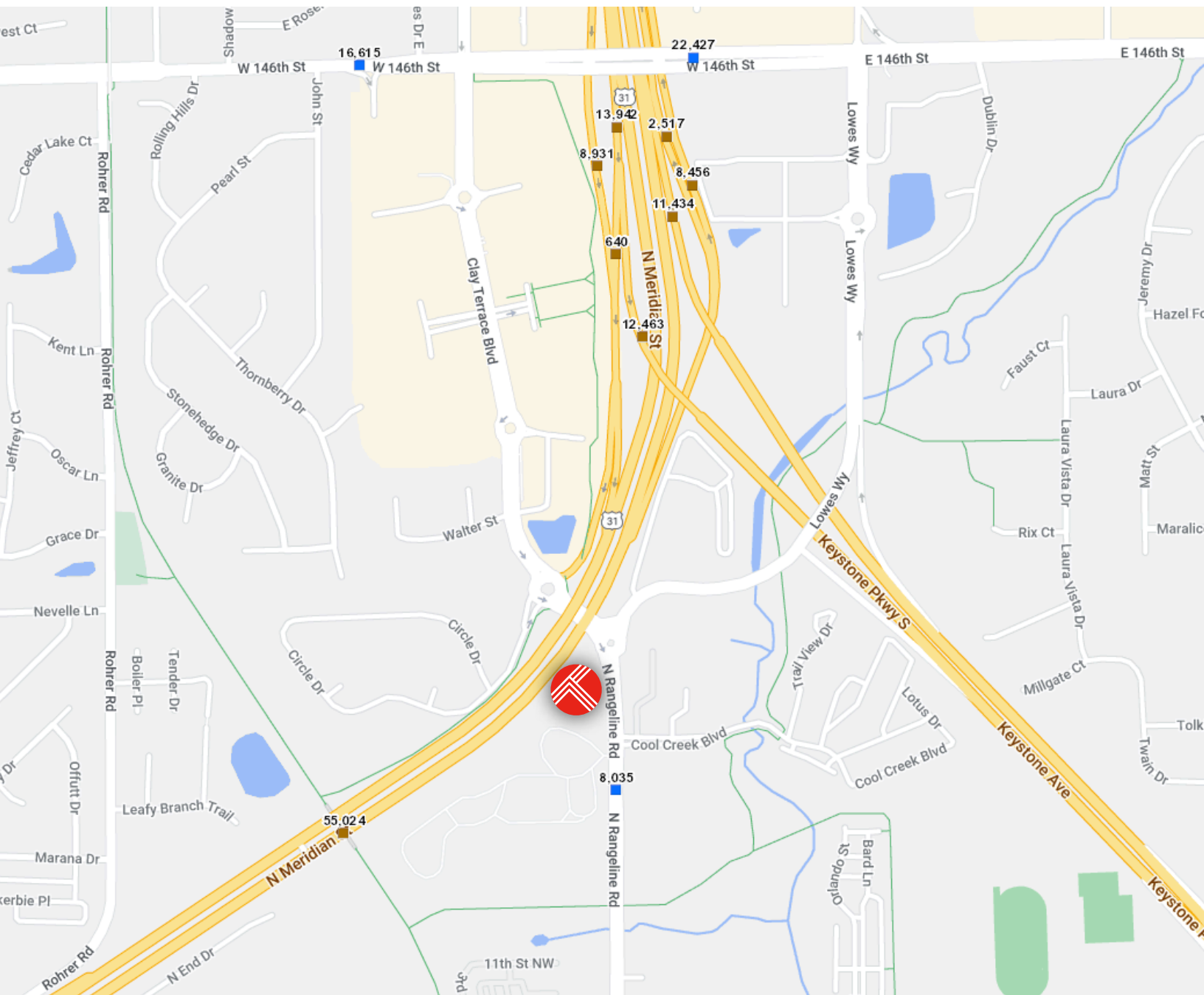


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Traffic Volumes



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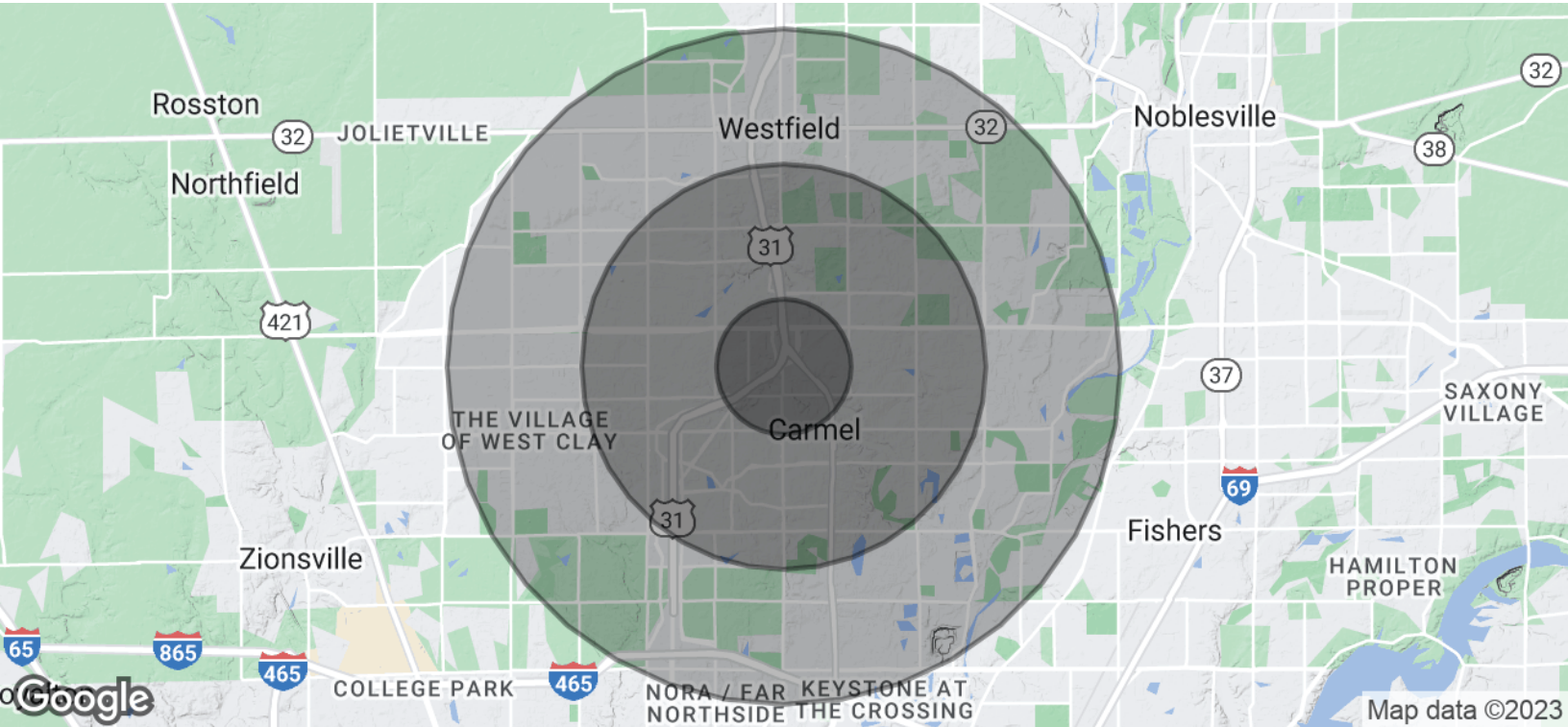


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Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,823	69,575	141,394
Average Age	40.8	40.2	39.8
Average Age (Male)	39.9	40.0	39.4
Average Age (Female)	41.4	40.0	40.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,495	28,617	57,555
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$121,839	\$129,588	\$130,128
Average House Value	\$311,118	\$340,833	\$329,602

* Demographic data derived from 2020 ACS - US Census

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