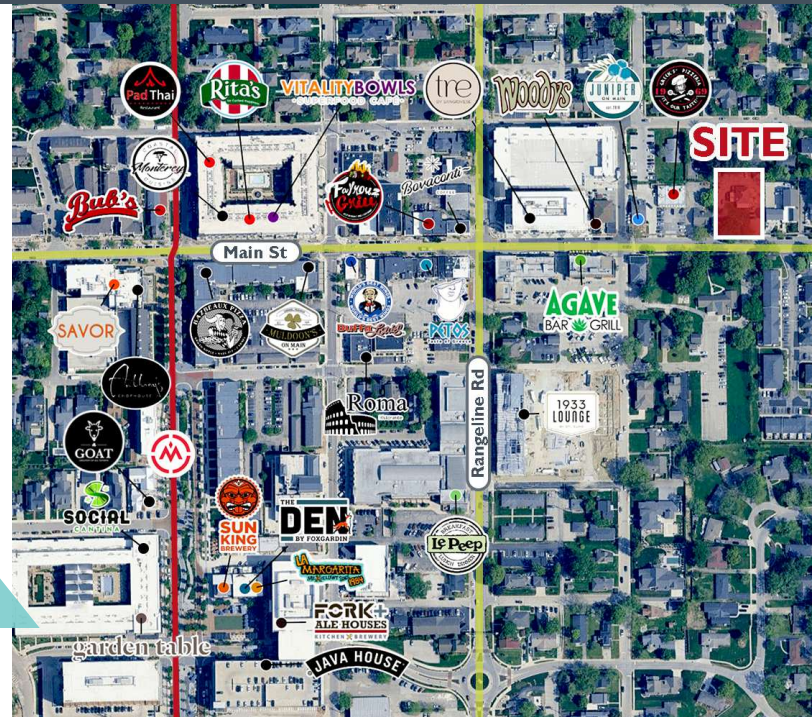


SALE/LEASE



RETAIL/OFFICE

140 E. MAIN ST



140 E MAIN ST, CARMEL, IN 46032

PROPERTY OVERVIEW

Premier location in the heart of the Carmel Arts & Design District. This 3,402 SF building is zoned B-1, which permits an impressive number of office and retail uses. With onsite parking and walkable, nearby amenities, this property offers users a rare opportunity to operate in the heart of downtown Carmel.

PROPERTY HIGHLIGHTS

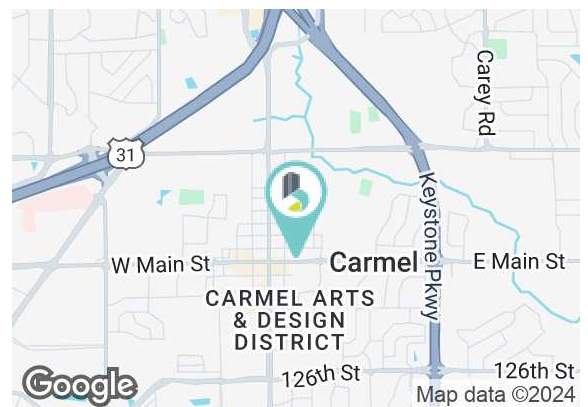
- Located in the center of the Carmel Arts & Design District
- Large Site - Over 1/2 acre
- Rare, abundant onsite parking - Approximately 28 spaces
- 3,402 SF of usable space
- Zoned B-1, allowing many uses (see included list of permitted uses)
- Walkable to numerous amenities throughout downtown Carmel
- High Redevelopment Potential

SALE PRICE \$1,950,000

LEASE RATE \$30.00 SF/YR (NNN)

Available SF: 3,402 SF

Lot Size: 0.54 AC



BRADLEY COMPANY
310 E. 96th St., Suite 100
Indianapolis, IN 46240
317.663.6000

TOM OSBORNE, SIOR
Principal
317.258.0179
tosborne@bradleyco.com

KIM HARTMAN, CPM
Senior Vice President
317.716.5895
khartman@bradleyco.com

JOLYNN SHALLOP WRIGHT
Broker
317.716.1944
jshallopwright@bradleyco.com



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140 E MAIN ST, CARMEL, IN 46032

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## Zoning: B-1 Old Town Overlay Permitted Uses (not limited to):

- Restaurant
- Tavern/Night Club
- Art Gallery
- Art and Music Center
- Catering Establishment
- Museum
- Financial Institution
- School, trade, or business
- Clinic or Medical Health Center
- General Office
- Professional Office
- Research Laboratory / Facility
- Private Club / Lounge
- Continuing Care Retirement Community
- Nursing / Retirement / Convalescent Facility
- Veterinary Hospital
- Tattoo Studio
- General Retail
- Funeral Home / Mortuary / Crematory

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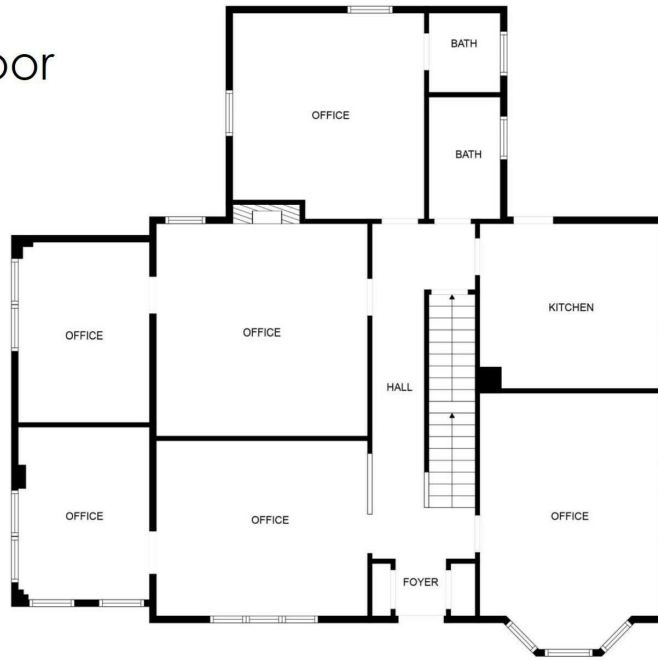


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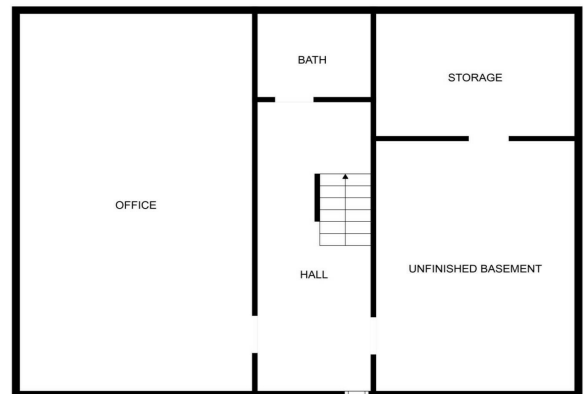
### 1<sup>st</sup> Floor



### 2<sup>nd</sup> Floor



### Basement



**TOM OSBORNE, SIOR**  
 Principal  
 317.258.0179  
 tosborne@bradleyco.com

**KIM HARTMAN, CPM**  
 Senior Vice President  
 317.716.5895  
 khartman@bradleyco.com

**JOLYNN SHALLOP WRIGHT**  
 Broker  
 317.716.1944  
 jshallopwright@bradleyco.com

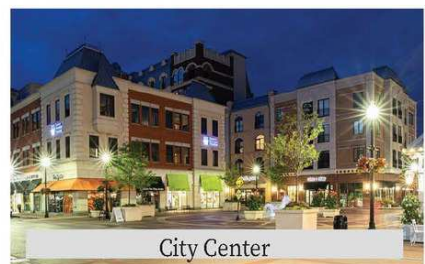


# DOWNTOWN DEVELOPMENTS

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SALE/LEASE

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Principal  
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tosborne@bradleyco.com

**KIM HARTMAN, CPM**  
Senior Vice President  
317.716.5895  
khartman@bradleyco.com

**JOLYNN SHALLOP WRIGHT**  
Broker  
317.716.1944  
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Located just north of Indianapolis, Carmel offers a high quality of life with a range of amenities, excellent schools, and a strong sense of community. Its meticulously designed neighborhoods, well-maintained parks, and vibrant cultural scene contribute to its reputation. Carmel ranked #1 for Most Livable City in the U.S. in 2024 (*Livability*). The City of Fishers, also located in Hamilton County, ranked 4th, making the entire county among the top places to live in the United States.

### RECENT AWARDS & RECOGNITIONS

- 2024 - #1 Best Place to Live in U.S. (*Livability*)
- 2024 - #1 Best Suburb to Live in America (*Niche*)
- 2024 - #2 Best Place to Live in America (*Niche*)
- 2023 - #1 Most Affordable Safe Suburb (*SmartAsset*)
- 2023 - #1 Best Small City in America (*WalletHub*)
- 2023 - #2 Safest Suburb in the U.S. (*SmartAsset*)
- 2023 - #3 Best Places to Live in the U.S. (and #1 in the Midwest) (*Livability*)
- 2023 - #4 Safest City in Indiana (and #1 for populations of 50,000-plus) (*Safewise*)
- 2022 & 2023 - #1 Best Place to Live in Indiana (*Niche*)
- 2022 & 2023 - #1 Holiday Market in the USA (*USA Today's 10 Best*)
- 2022 - #1 Best City in Indiana to Live and Visit (*Touropia*)
- 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 (*Insurify Insights*)
- 2022 - #2 Best Small City in America (*Wallethub*)



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