

FOR SALE

AVAILABLE SITE IN THE HEART OF CARMEL

852 W. MAIN STREET



Republic Airways



HAMILTON CROSSING



Icon on Main
Mixed-Use
Development



THE OLIVIA
Mixed-Use
Development

Signature
Mixed-Use
Development

W. Main Street

Old Meridian Street

N. Guilford Road

SITE

Ascension
St. Vincent
Carmel Campus



HOKANSON
COMPANIES INC.





31

14

Meridian Street

Ascension
St. Vincent

Molon Trail



Indiana
Spine
Group

W. Main Street

13

1/2 Mile

21



17

16

2

3

4

6

7



8

20



N. Guilford Road

1. Highpoint on Meridian
2. Alexandria of Carmel
3. The Olivia
4. Avant Phase II
5. Avant
6. Icon on Main
7. Gallery Apartments
8. The Railyard at Midtown
9. Penn Circle
10. Providence at Old Meridian
11. Twin Lakes of Carmel
12. Lakes of Carmel
13. The Signature
14. North End Apartments
15. Republic Airways HQ
16. Capital Group/American Funds
17. Aptiv/Krieg Devault/American Specialty Health/Blue & Co.
18. Allegion
19. Merchants Bank
20. Allied Solutions
21. AssuredPartners
22. Valeo Financial/Schwarz Partners/Lauth



meijer

Old Meridian Street

10

11

DOWNTOWN
CARMEL

15

9

12



City Center Drive

18

22



Property Highlights

- Rare opportunity to purchase 5 - 7.58 AC in the heart of Carmel
- Surrounded by several new developments and 1/2 mile from the Carmel Arts & Design District
- Easy access to the U.S. 31 corridor via W. Main Street
- + 64,000 daytime employees within a 3 mile radius
- Multiple walkable amenities including restaurants and entertainment
- Zoned UC - Urban Core District

1/2 MILE

N. Guilford Road

W. Main Street

Old Meridian Street





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Demographics

2023 Snapshot	1 Mile	2 Miles	5 Miles
Total Population	14,653	73,541	166,541
Households	7,146	28,607	63,715
Median HH Income	\$80,290	\$113,869	\$114,167
Average HH Income	\$104,897	\$146,561	\$146,680

