



# Carmel Office/Retail Build-To-Suit

833 W Main Street Carmel, IN 46032



## Details:

- Lease Rate Negotiable
- NNN Lease
- Nice location for a bank, or restaurant.
- Build-to-suit 2,000 SF up to 8,640 SF.
- Possible mezzanine 3,500 SF.
- 56 parking spaces.
- Less than 1/2 mile from 5,000,000 SF of office space.

The property is conveniently located on busy W. Main Street between the amenities on the Meridian Street Corridor and the Carmel Art & Design District.

**Keith Dedrick SIOR, CCIM**  
Cell: 317-502-3622  
E-mail: keith@ccgbrokers.com

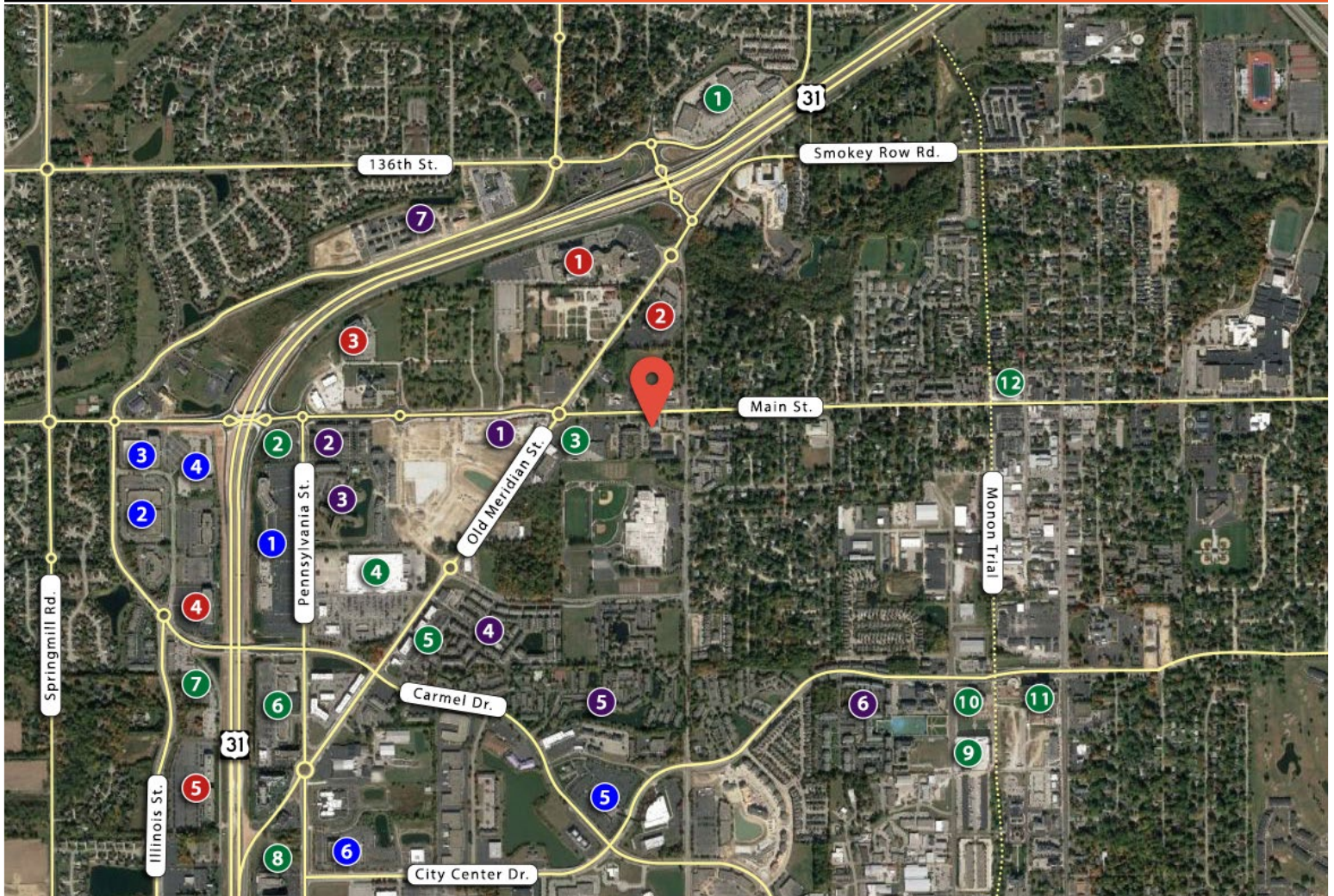
**Corporate Commercial Group**  
11495 N Pennsylvania, Suite 225 Carmel, IN 46032  
Office: 317-818-1941





# Carmel Office/Retail Build-To-Suit

833 W Main Street Carmel, IN 46032



## Amenities:

1. Meridian Village Retail Center
2. Hilton Garden Inn
3. Carmel Shopping Center
4. Meijer
5. Providence at Old Meridian
6. Hamilton Crossing Center
7. Meridian Park Retail Center
8. Resaissance Hotel
9. Booth Tarkington Civic Center
10. The Palladium
11. Carmel Clay Center
12. Carmel Arts & Design District

## Medical:

1. St. Vincent Hospital
2. Spine Institute, Orthopedics
3. Indiana Spine Group
4. American Specialty Health
5. North Meridian Medical Pavilion

## Office Parks and Corporations:

1. Capital Group Campus
2. J. D. Byrider
3. Adesa
4. ITT Tech
5. Midwest ISO
6. City Center at Penn Office Plaza

## Residential:

1. The Olivia on Main
2. Alexandria of Carmel
3. Summer Lace Senior Living
4. Providence at Old Meridian
5. Lakes of Carmel
6. Carmel Center Apartments
7. Highpointe on Meridian

**Keith Dedrick SIOR, CCIM**  
 Cell: 317-502-3622  
 E-mail: keith@ccgbrokers.com

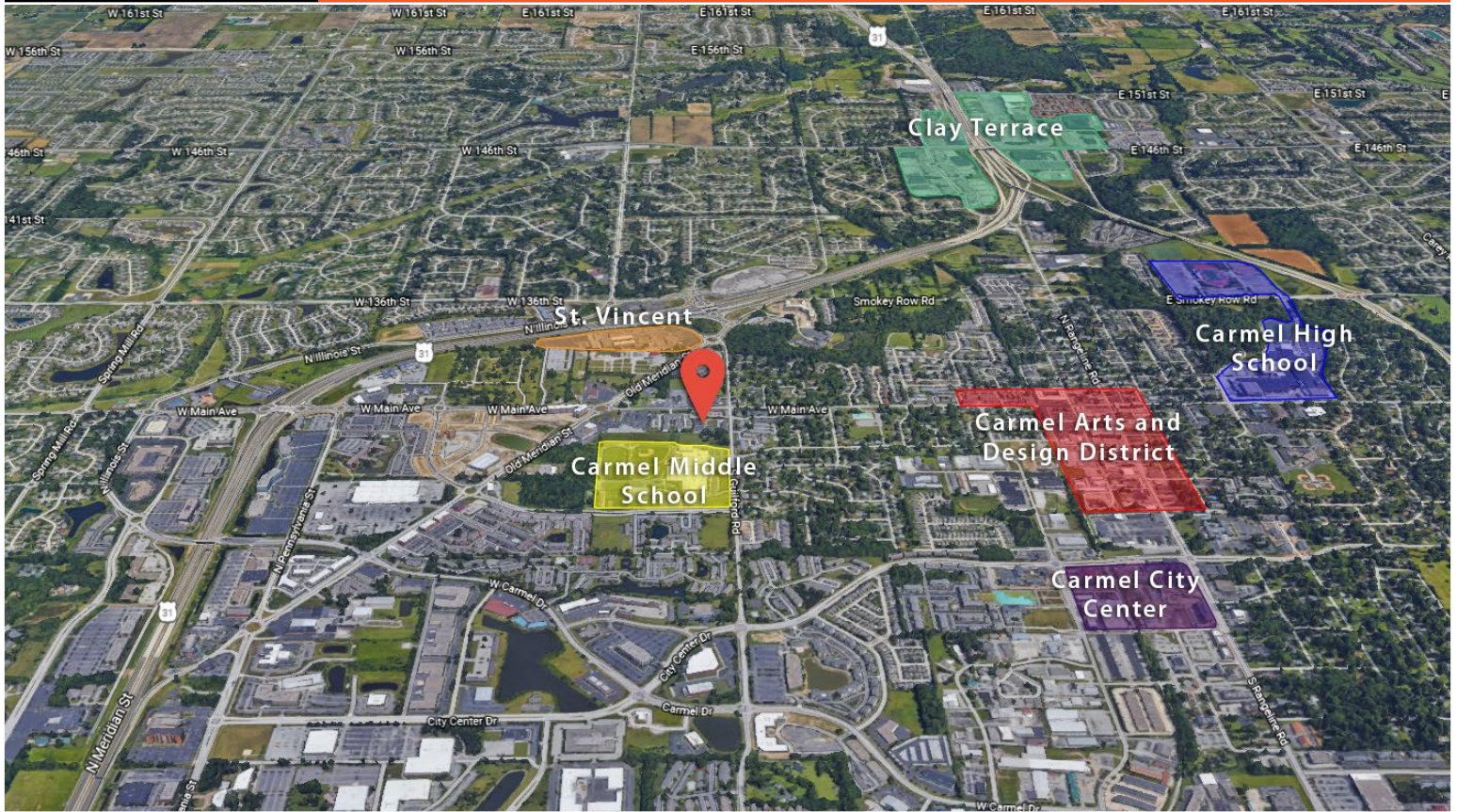
**Corporate Commercial Group**  
 11495 N Pennsylvania, Suite 225 Carmel, IN 46032  
 Office: 317-818-1941





# Carmel Office/Retail Build-To-Suit

833 W Main Street Carmel, IN 46032



Measure	1 Mile Radius	5 Mile Radius	10 Mile Radius
Population 2019	8,119	42,825	121,750
Annual Population Rate	2.89%	2.74%	2.20%
Households 2019	2,696	14,332	47,845
Daytime Population 2018	4,841	49,198	189,064
Daytime Worker Population 2019	715	28,087	132,854
Daytime Resident Population 2019	4,126	21,111	56,210
Median Household Income 2019	\$165,907	\$138,268	\$93,843
Projected Median Income 2024	\$172,008	\$147,938	\$105,612
Ave. Household Income 2019	\$199,241	\$172,157	\$126,021
Projected Ave. Income 2024	\$214,914	\$186,922	\$141,350
Median Home Value 2019	\$489,954	\$389,975	\$289,239
Projected Median Home Value 2024	\$528,322	\$421,653	\$314,033

**Keith Dedrick SIOR, CCIM**  
 Cell: 317-502-3622  
 E-mail: keith@ccgbrokers.com

**Corporate Commercial Group**  
 11495 N Pennsylvania, Suite 225 Carmel, IN 46032  
 Office: 317-818-1941

