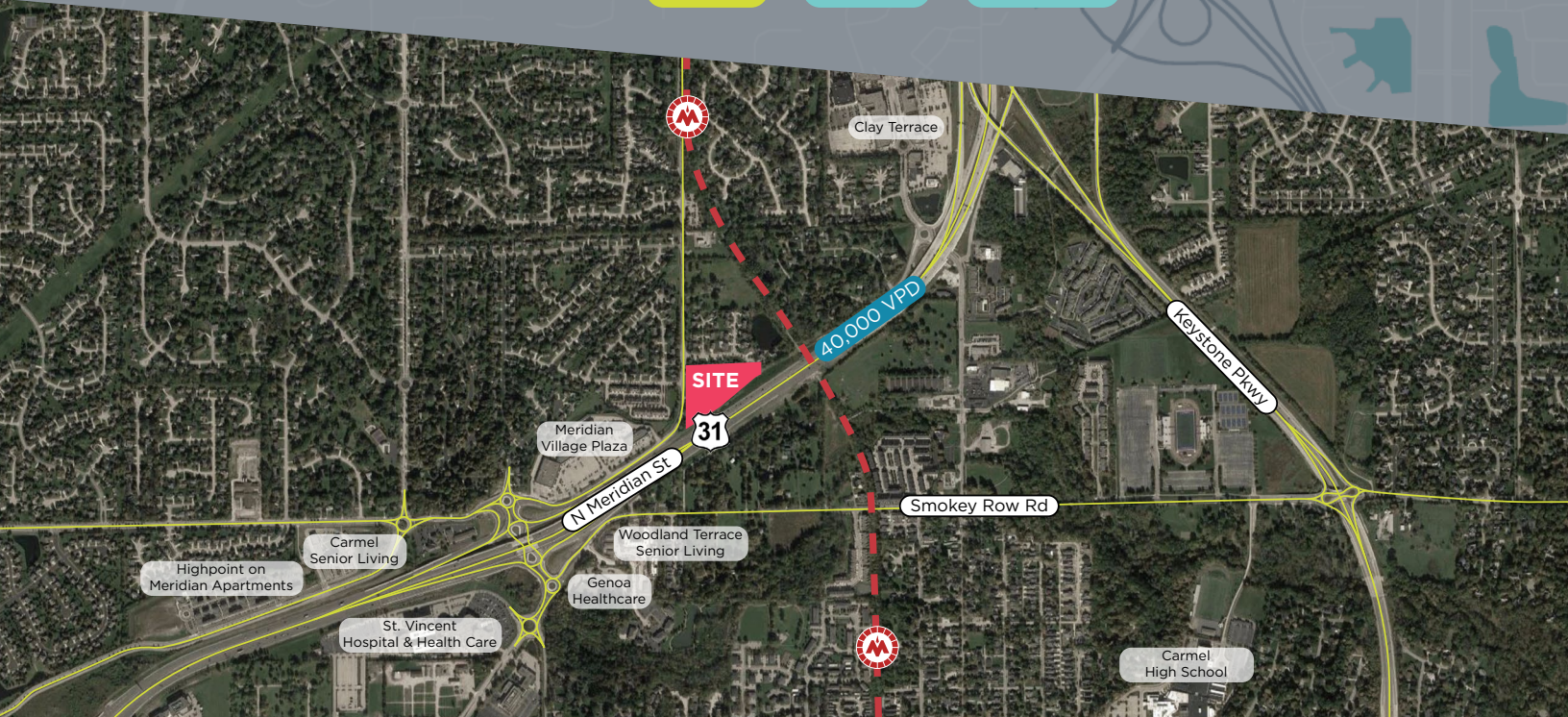


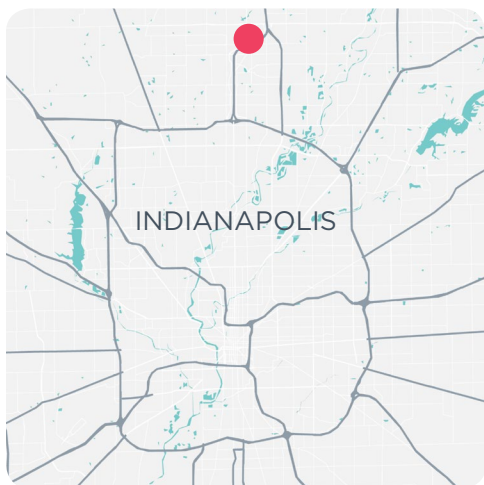
SALE

LAND

OFFICE



▶ ±5 ACRES ON US 31 IN CARMEL IN THE PATH OF PROGRESS



AVAILABLE ACRES

±5 Acres

SALE PRICE

\$2,650,000

This property is one of the last remaining office sites on US 31 in Carmel, Indiana suitable for Class A office new construction. The site is located near the new interchange linking US 31 to Old Meridian Street and Smokey Row Road. The site is walkable to the Monon Trail giving access to Clay Terrace and Old Town Carmel.

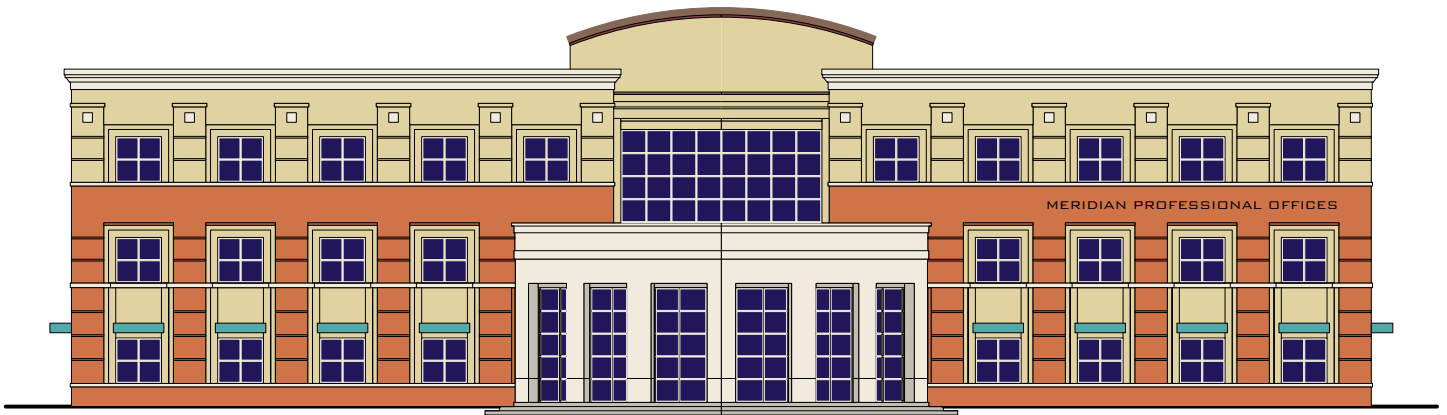
- + US 31 frontage and visibility
- + Outstanding interchange access
- + Seller will allow buyer sufficient time to obtain all entitlements including B-5 zoning (currently zoned R-1)

9339 Priority Way West Drive
Suite 120
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317.663.6000

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PROPOSED MERIDIAN PROFESSIONAL OFFICES PLAN



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DEMOGRAPHICS*

	1 MILE	3 MILES	5 MILES
Population	7,769	65,196	141,734
Households	3,451	25,853	54,894
Average HH Income	\$101,111	\$123,933	\$128,297
Median Age	37.4	37.9	37.7

*SitesUSA 2017 Estimated

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RESOURCE

rcrc.com

in #growIndy

The information contained herein was obtained from sources we consider reliable. We cannot be responsible for errors, omissions, prior sale or lease, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend the lessee's/purchaser's independent investigation.

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