

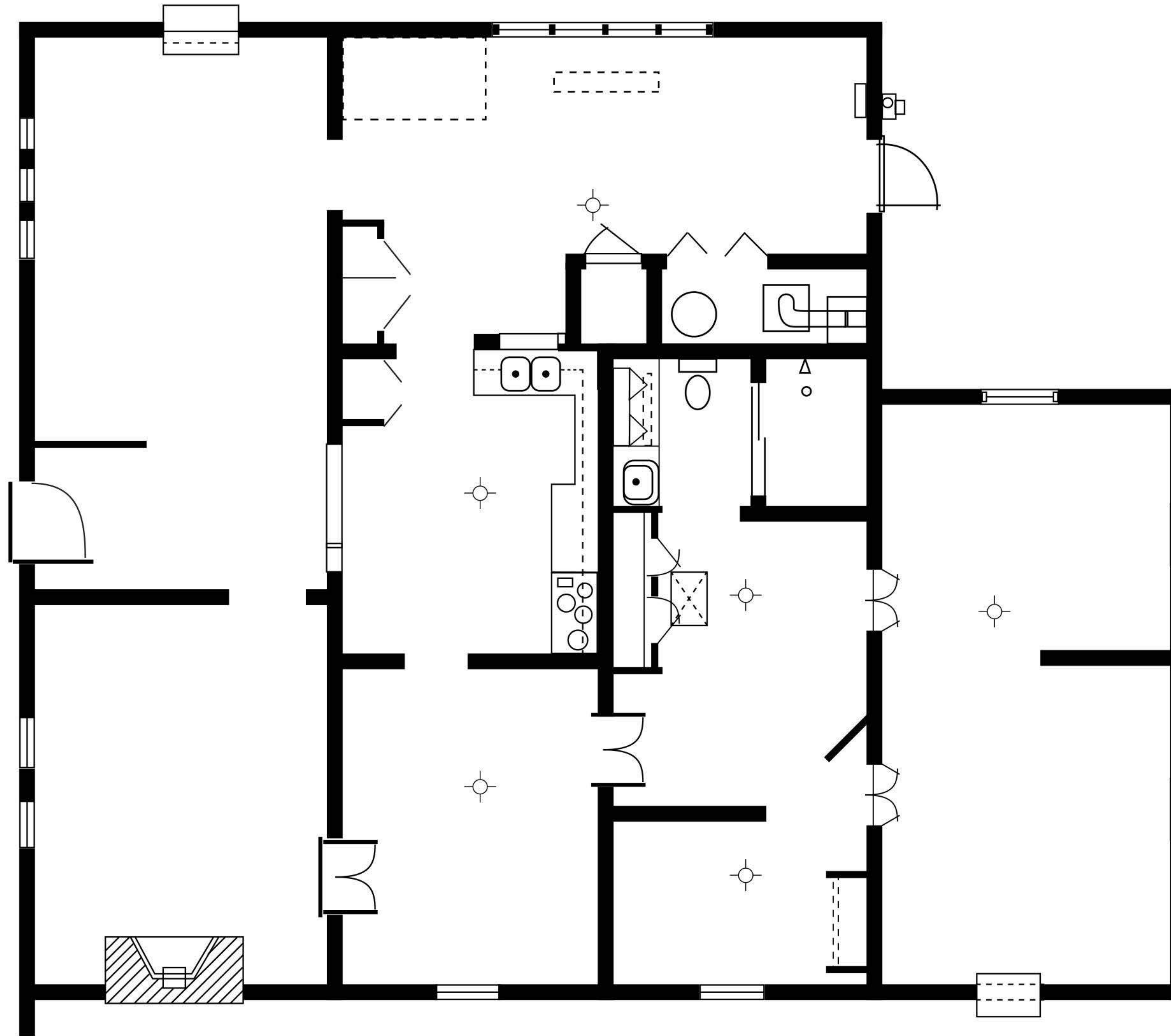
## PROPERTY FEATURES

- .18 ACRES
- ZONED: B1
- 1,548 +/- SF
- IN THE HEART OF THE CARMEL CITY CENTER
- BLOCKS FROM THE ARTS & DESIGN DISTRICT
- GREAT VISABILITY
- OFFICE OR RETAIL SPACE
- REDEVELOPMENT OPPORTUNITY
- FOR SALE: \$400,000

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	10,171	33,379	66,571
DAYTIME POP/16+	31,025	226,746	339,417
# OF HH	5,375	14,543	26,669
TOTAL HH EXPENDITURE	\$253 M	\$1.86 B	\$4.86 B

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omission, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

## FLOOR PLAN



## IN THE HEART OF CARMEL'S CULTURE & GROWTH



**431 S. RANGELINE RD.**

