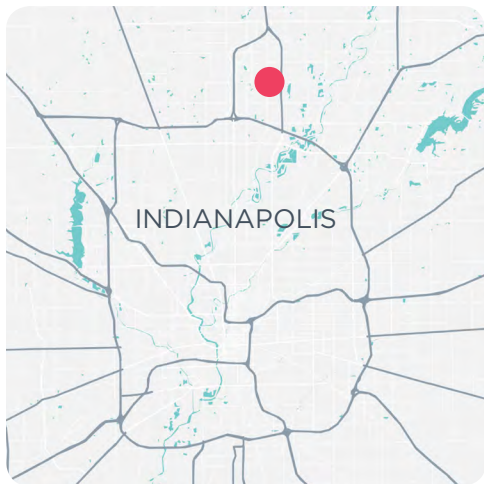




**▶ FORMER MARSH SUPERMARKET IN CARMEL, INDIANA**



**AVAILABLE**

81,319 SF on 5.07 AC

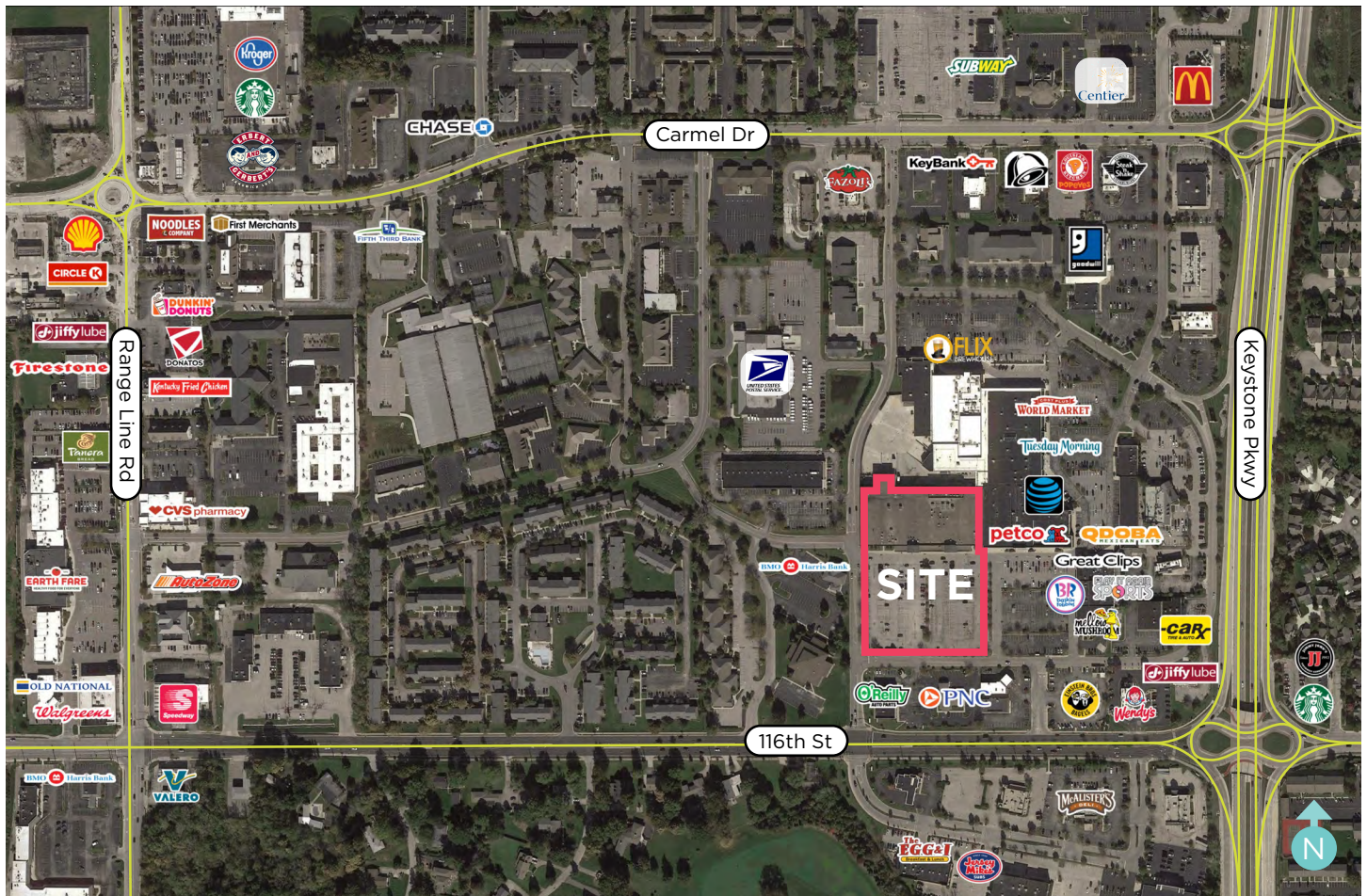
**SALE PRICE**

\$7,500,000

Located in a thriving retail area, this building provides large box users the ability to enter the prosperous Carmel, IN market. It can be subdivided or completely redeveloped with multiple options for owners/users, tenants, or investors.

- + Former Marsh Supermarket
- + Co-tents include: Flix Brewhouse, Petco, Tuesday Morning, AT&T, World Market, Planet Fitness, Woodhouse Dayspa, and many more
- + Convenient access from Keystone Parkway, a major north/south thoroughfare connecting Indianapolis and Carmel
- + Zoning: B-8

## RETAILER AERIAL



## DEMOGRAPHICS\*

	1 MILE	3 MILES	5 MILES
Population	7,076	62,434	162,412
Households	3,003	26,865	68,831
Average HH Income	\$94,804	\$113,638	\$118,424
Median Age	7,076	62,434	162,412

\*SitesUSA 2017 Estimated

**BETH PATTERSON**

Principal & Director of Retail Services

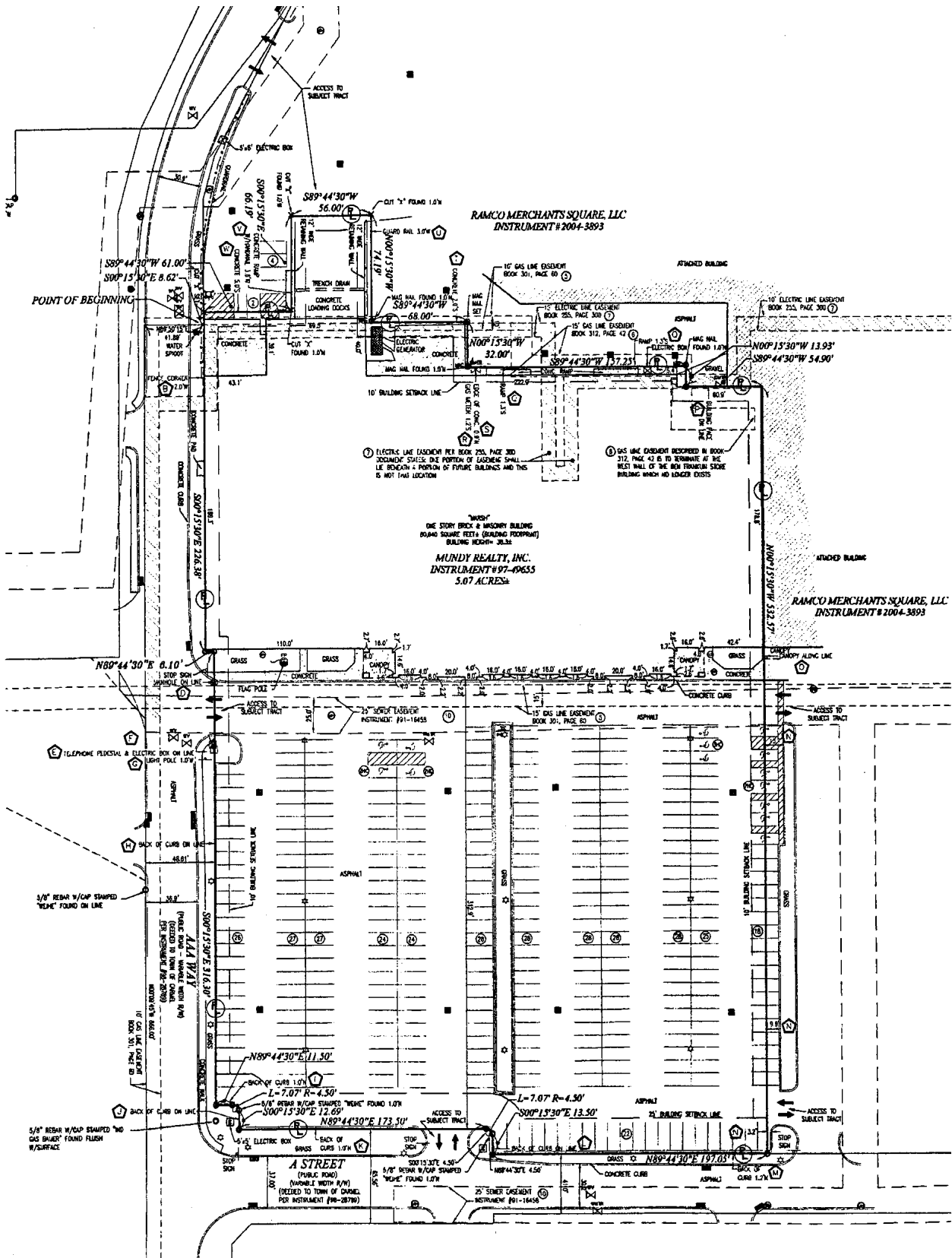
O 317.663.6558

C 317.514.8454

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**RESOURCE**

rcree.com

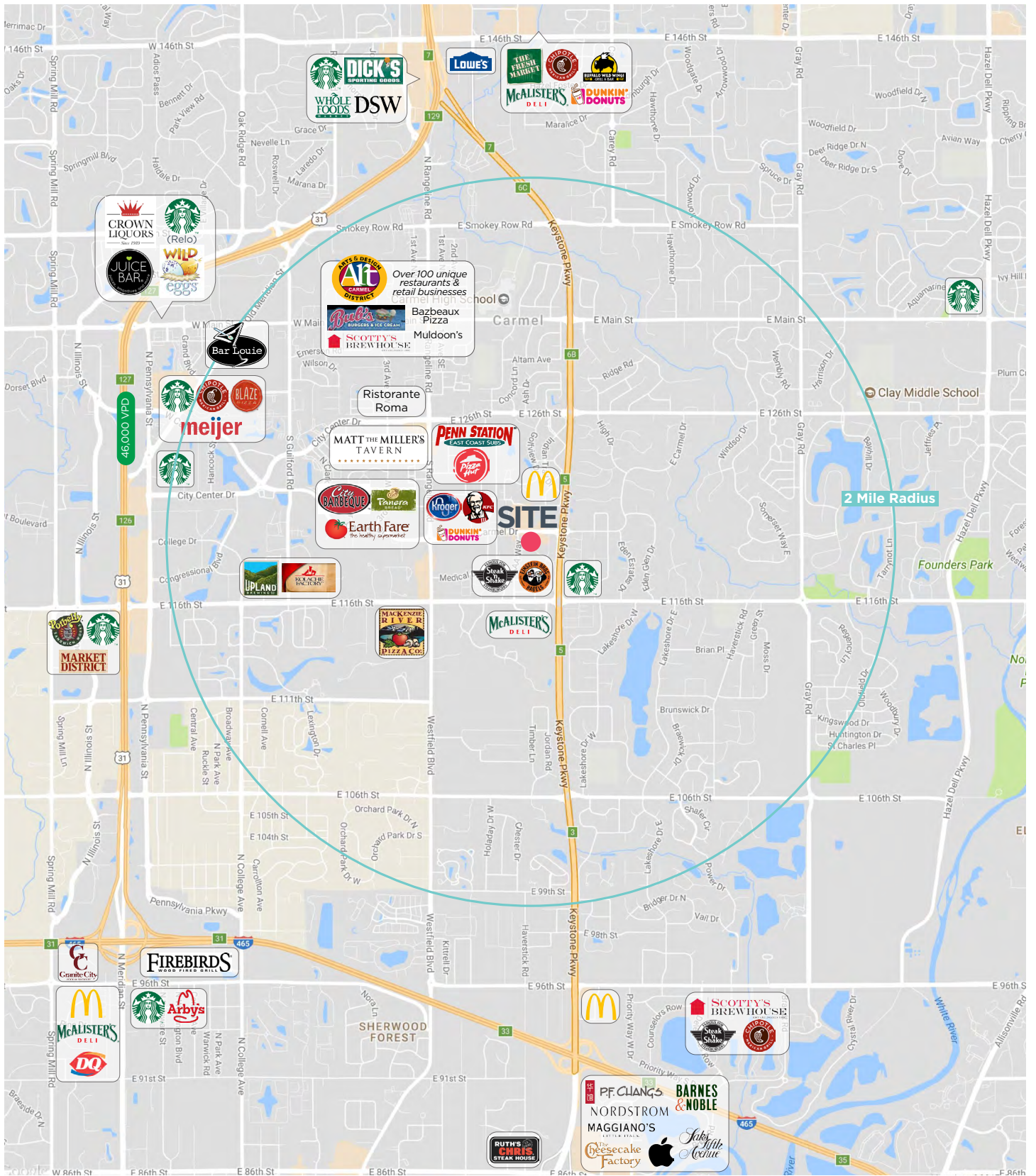


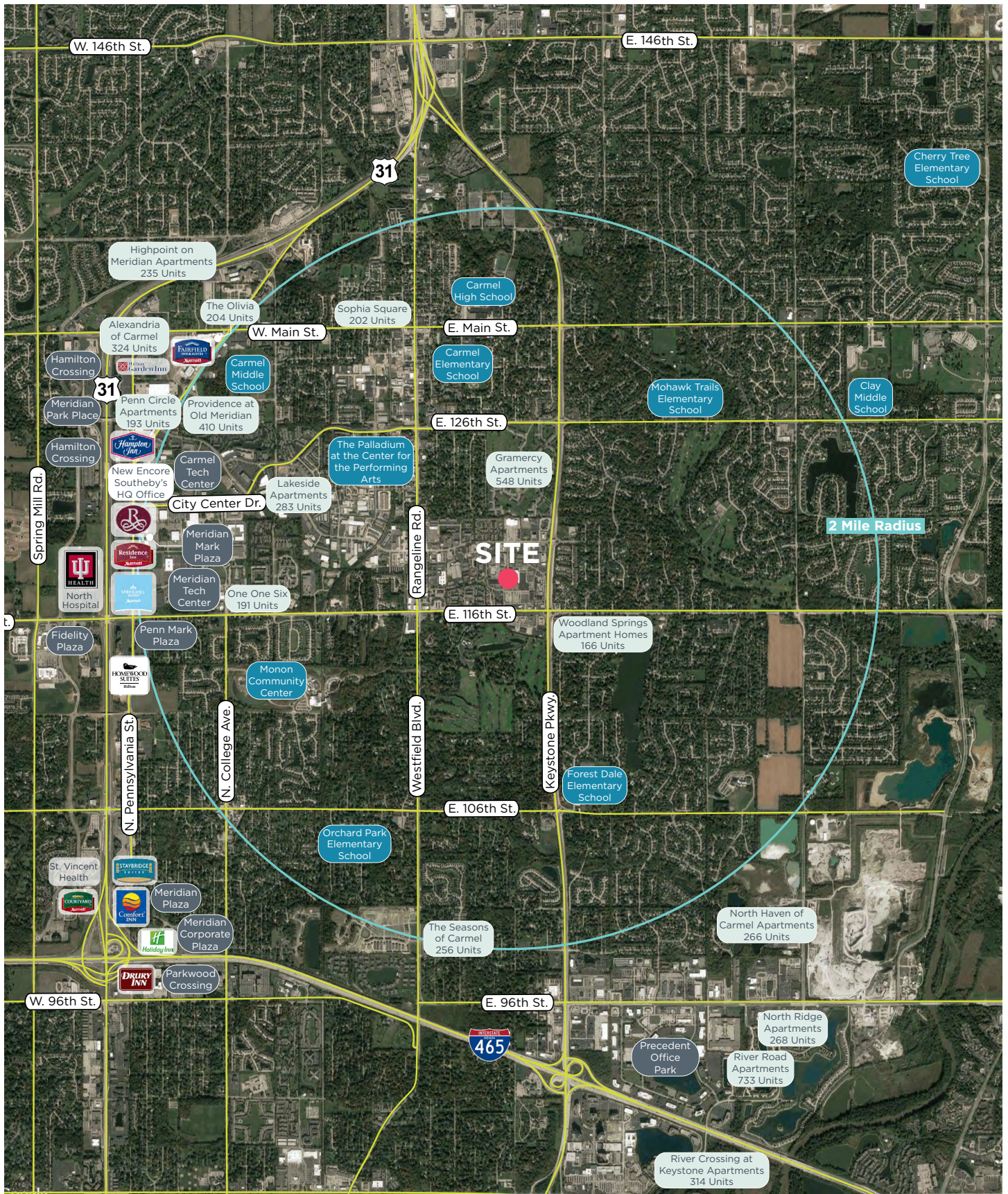
RAMCO MERCHANTS SQUARE, LLC  
INSTRUMENT #2004-3893

MUNDY REALTY, INC.  
INSTRUMENT #97-49655  
5.07 ACRES

RAMCO MERCHANTS SQUARE, LLC  
INSTRUMENT # 2004-3893

A STREET  
(PUBLIC ROAD)  
(WALKABLE WIDTH 8'0")  
(DEDICATED TO TOWN OF CHARLE)  
PER INSTRUMENT #18-28789





# ABOUT CARMEL

Consistently recognized nationally for its programs and services, Carmel is a dynamic edge city featuring award-winning schools, thriving businesses and family-oriented neighborhoods.

## RECENT AWARDS & RECOGNITIONS

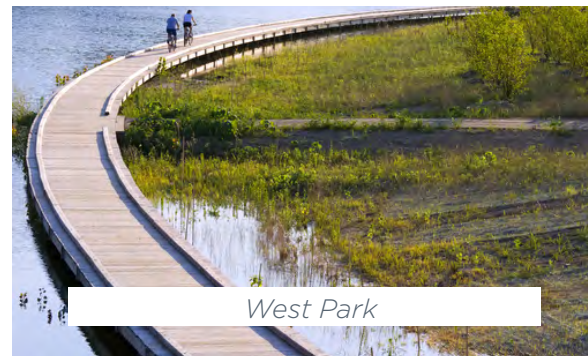
- 2017 - Best Cities for Families (Apartment List)
- 2016 - Bicentennial Green Legacy Community Award
- 2016 - Best Small Cities for Families in America (Nerdwallet)
- 2016 - #1 Safest City to Raise a Child (SafeWise)
- 2016 - Becomes an "Indiana Bird Town" (Indiana Audubon Society)
- 2015 - Community of the Year (Indiana Chamber of Commerce)
- 2015 - #8 Safest Small Cities for Retirement (Badcredit.org)
- 2015 - Best Town to Raise a Family (NICHE)
- 2015 - Best Place to Raise a Family (MarketWatch)
- 2015 - Best School District in Indiana (Niche Rankings)
- 2015 - Best Place to get a Job in Indiana (Zippia)



*The Carmel Arts & Design District*



*Downtown Carmel*



*West Park*



*The Palladium at the Center for the Performing Arts*



*Carmel City Center*

### BETH PATTERSON

Principal & Director of Retail Services

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 **RESOURCE**

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