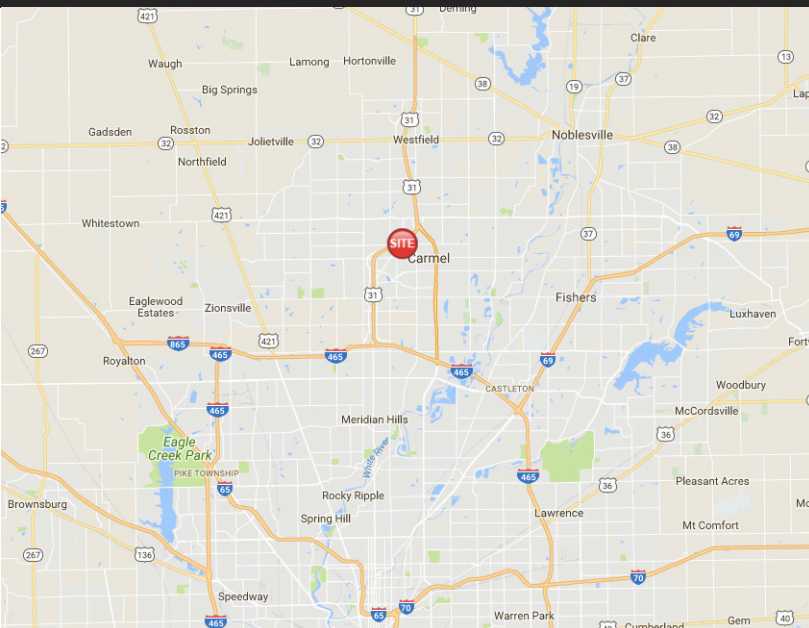


A PATH BETWEEN THE CULTURAL/ SOCIAL SCENE & REDEVELOPMENT BOOM

FOR SALE: \$1.45M
2.5 ACRES



DEVELOPMENT OPPORTUNITY



PROPERTY FEATURES:

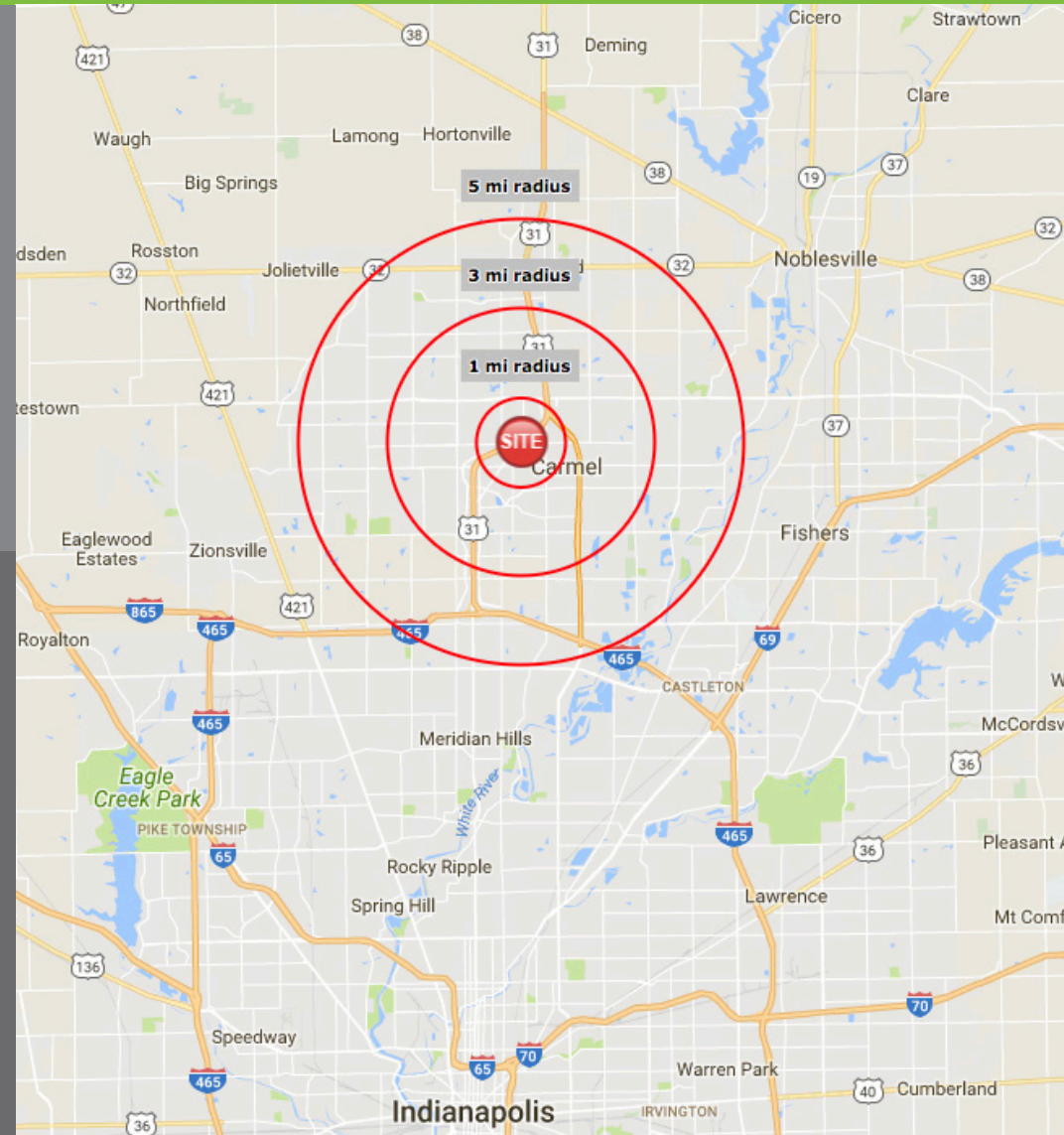
- 1.5 Miles from Carmel High School & Elementary School
- Minutes away from the Monon Trail & Carmel Arts & Design District
- Just North of the Retail/ Residential Boom on Old Meridian Street
- Close Proximity to Carmel's Expansive Medical Network

Ralph Balber
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ALO Property Group
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Suite 160
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DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
POPULATION:	8,943	66,166	144,476
HOUSEHOLDS:	4,114	26,252	56,233
AVG HH INCOME:	\$97,267	\$125,746	\$128,407



Growth and Culture come together in Carmel's well-established business and residential districts. And, according to Niche.com's 2017 Best Places to Live In America list, Carmel has bested the best, again. Smokey Row Road connects Carmel's growing population to many of its services and social activities. One of the best kept secrets and last development opportunities so close to the ever-growing epicenter in Hamilton County.

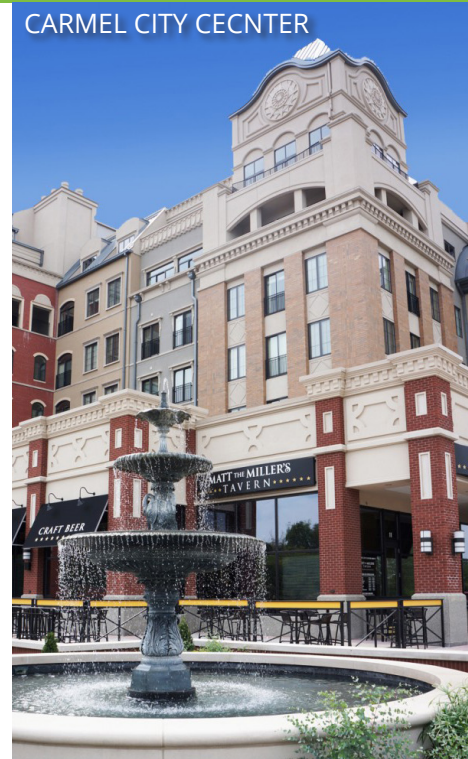
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SUN KING SPIRITS (RENDERING)



CARMEL CITY CENTER



THE OLIVIA ON MAIN



THE ARTS & DESIGN DISTRICT

“Data company Niche, which recently released its own ranking of the best places to live, says its new numbers take “into account several key factors of a location, including the quality of local schools, crime rates, housing trends, employment statistics, and access to amenities in an attempt to measure the overall quality of an area.”

Town & Country Magazine

The city has approved more than \$67 million in taxpayer incentives to attract \$310 million in private investment in its downtown area.

Stephen J. Beard
IndyStar

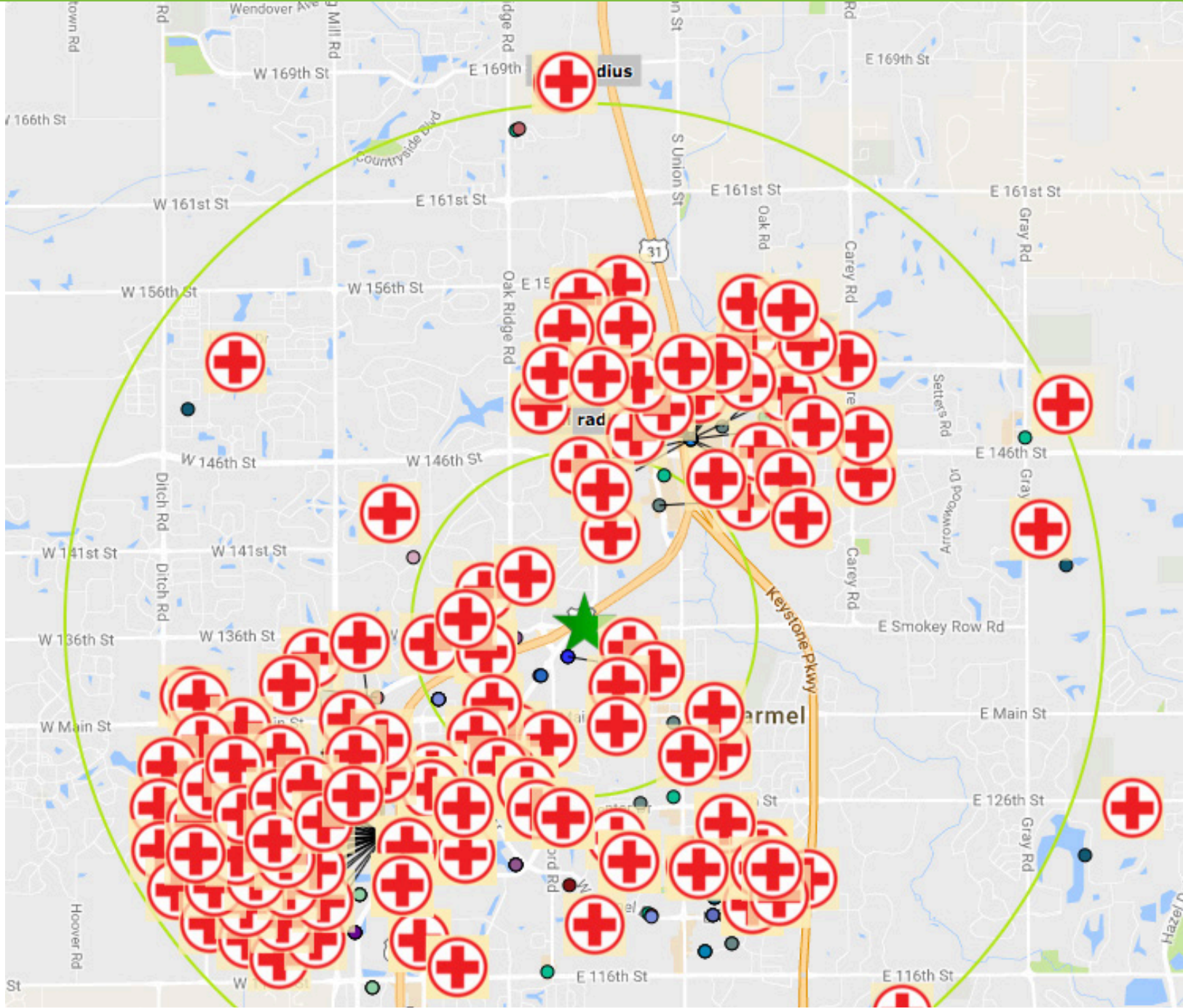


THE PALLADIUM, CENTER FOR THE PERFORMING ARTS

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A prominent health market, within a 1-3 mile radius, makes the property at Smokey Row Road perfect for the health industry and private practice offices.

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.