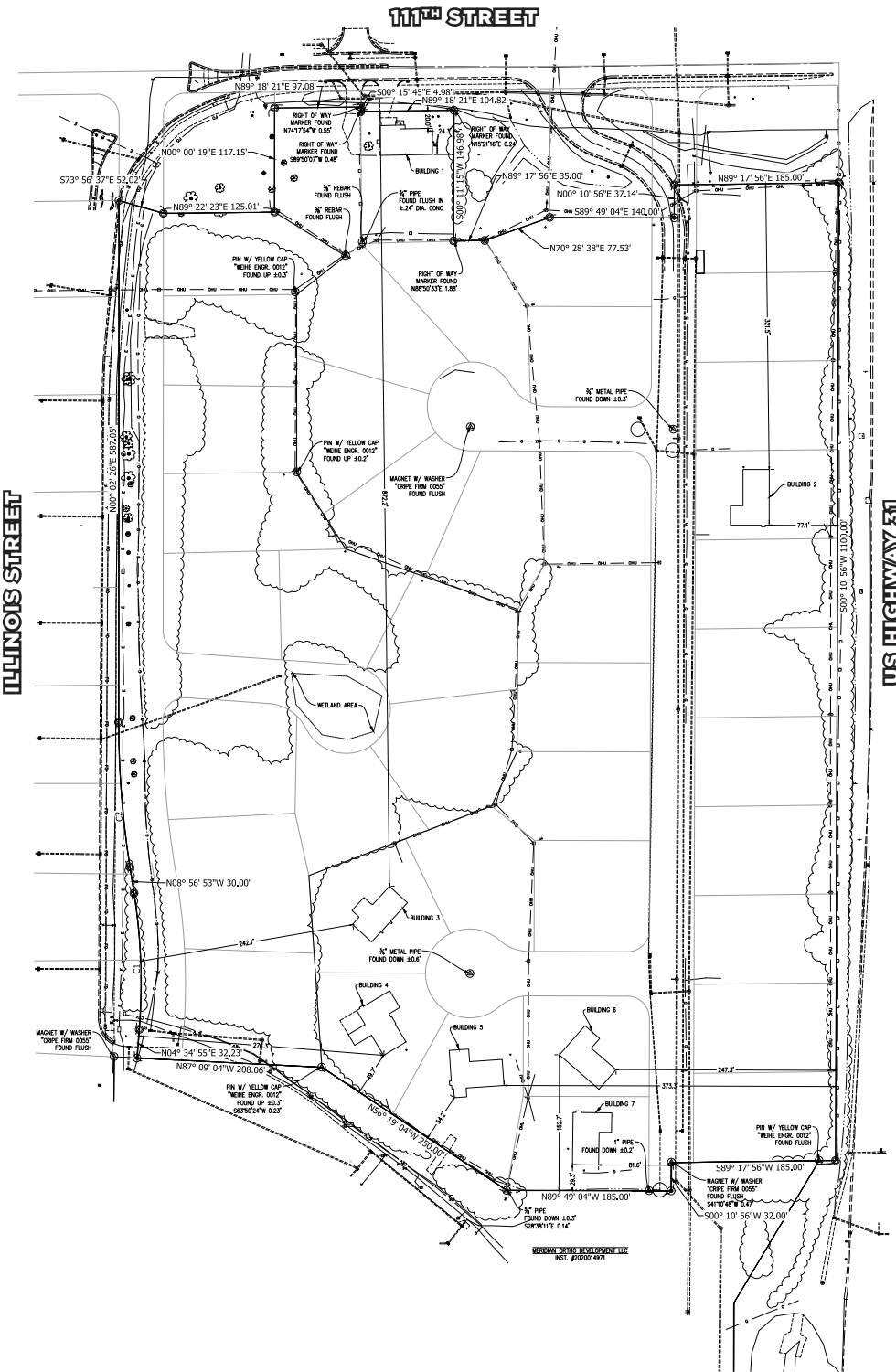


MERIDIAN CORRIDOR

PRIME DEVELOPMENT SITE

±20 Acres For Sale
SWC of 111th & US 31
Carmel, Indiana





PROPERTY HIGHLIGHTS

- Zoned MC
- Superior access via interchange on US 31 at 106th Street and 116th Street
- 1.5 miles from I-465 interchange
- Adjacent to The Bridges development
- Great visibility from US 31
- Dozens of retailers, medical facilities and corporate headquarters in the area with ideal area demographics

DEMOGRAPHICS

	3 miles	5 miles	10 miles
Population	63,638	177,955	585,297
Average HH Income	\$162,189	\$159,026	\$135,815
Daytime Population	63,884	134,383	338,264

TRAFFIC COUNTS

US 31 83,379 AADT

Spud Dick

Managing Director

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