



FOR SALE

±1.78 Acres

Grand Blvd, Carmel, IN 46032



Carmel Middle School

## Property Highlights

- ±1.78 acres
- Zoned UC
- Asking price \$1,050,000

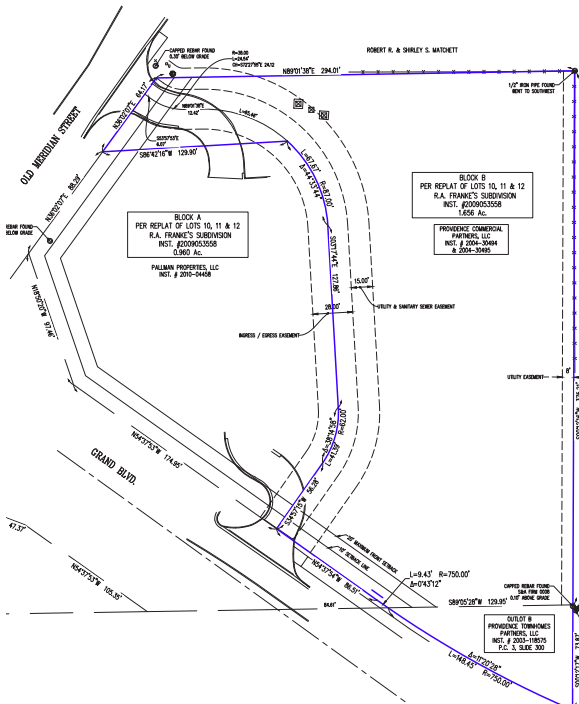


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**Aerial**



**Demographics**

	1 Mile	3 Miles	5 Miles
Population	10,821	70,631	164,367
Average Household Income	\$132,730	\$181,500	\$178,860
Daytime Population (Age 16+)	14,391	71,641	152,690

2024 estimates. Source: Applied Geographic Solutions 5/2024, TIGER Geography

**Traffic Counts**

Old Meridian Street	10,053 VPD
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