

The Olivia On Main

1111 West Main Street, Carmel, IN 46032

Retail Lease



Urban Mixed Use Center 1,385 to 3,005 SqFt Ample Parking & Exposure

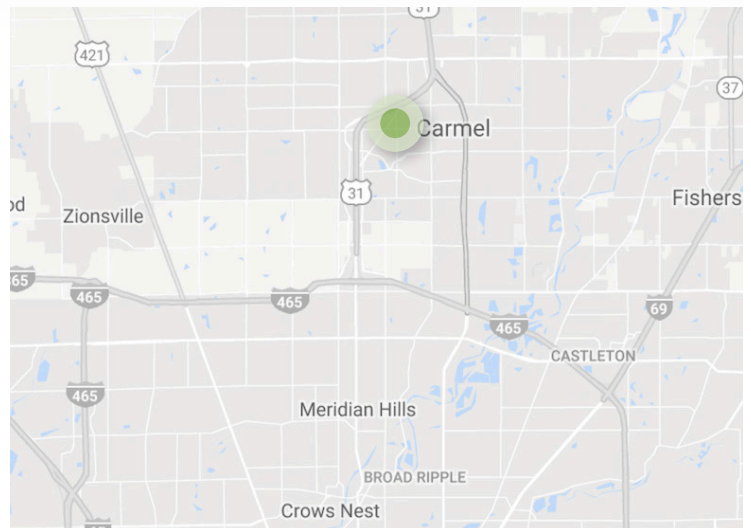
Opportunity Highlights

Affluent Market - Carmel leads the state in population growth, is Indiana's 8th largest city, and Hamilton County is the fastest growing county in Indiana.

Accelerated Residential Growth - Over 2,000 residential units are being developed within the Carmel market.

Exceptional Access - Located on main thoroughfare and on hard corner with exceptional visibility and easy access.

Large daytime population - Surrounded by over 6.5 million SqFt of class-A & B office space with a market vacancy of 9%. Translating to a daytime population of over 70,000.



Demographics

	1 mi radius	3 mi radius	5 mi radius
2017 Population	10,745	70,089	152,183
2017 Avg. Household Income	\$89,890	\$129,649	\$129,133
Day Time Population	12,935	71,497	137,960
Total Retail Expenditure	\$166 M	\$1.08B	\$2.34 B

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ALO Property Group
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Site Plan & Availabilities



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OLIVIA on MAIN: 203 apt units
DISTRICT: 303 apt units, 76 townhomes
 100 room hotel, 159 units at Rose Sr. Living,
 800 parking spaces.

PROVIDENCE: 410 apt units
ALEXANDRIA: 324 apt units
LAKEs OF CARMEL: 324 apt units
MAIN ST on the MONON: 322 apt units

SOPHIA SQUARE: 214 apt units
OLD TOWN on the MONON: 91 apt units
PENN CIRCLE: 192 apt units

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