



**MERIDIAN CORRIDOR - PRIME DEVELOPMENT SITE**  
**±20 Acres For Sale**

# **SWC of 111th & US 31**

CARMEL, IN 46032



**CUSHMAN & WAKEFIELD**



FOR SALE

# SWC of 111th & US 31

CARMEL, IN 46032

## Property Highlights

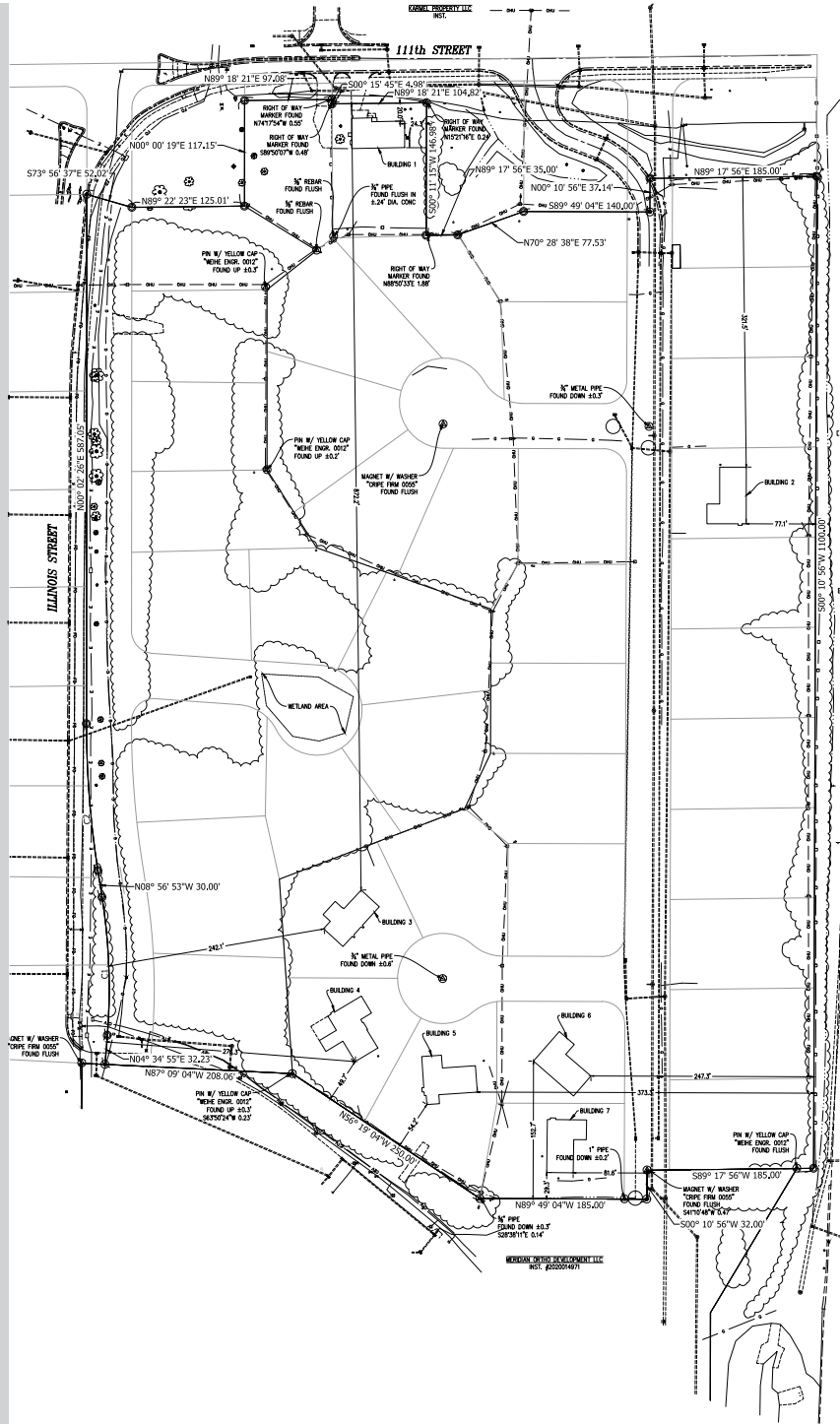
- Zoned MC
- Superior access via interchange on US 31 at 106th Street and 116th Street
- 1.5 miles from I-465 interchange
- Adjacent to The Bridges development
- Great visibility from US 31
- Dozens of retailers, medical facilities and corporate headquarters in the area with ideal area demographics

## Demographics

	3 Miles	5 Miles	10 Miles
Population	63,638	177,955	585,297
Average HH Income	\$162,189	\$159,023	\$135,815
Daytime Population	63,884	134,383	338,264

## Traffic Counts

US 31 88,379 AADT



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