

RIVERHEAD

ON RANGELINE

JUST LISTED



PARCELS

8 W Main St, 20-24 N Rangeline Rd

ACRES

(3) Assembled Parcels totaling 0.32± AC

LOCATION

NW corner of Main St & Rangeline Rd

RSF

12,490 SF - (3) Buildings 100% Leased with NNN Leases

SITE AREA

0.32 +/- AC

HIGHLIGHTS

- Prime Carmel Arts & Design District - Rare three-parcel assemblage at the signalized corner of Main & Rangeline
- Scarce ownership opportunity with short-term leases 50% below market value and rapid rent growth of 7-10%/year
- Walkability to retail shops & services, restaurants, night-life and other notable amenities; two blocks from the Monon Greenway Trail
- Limited land sites along Main Street create an extraordinary barrier to entry for new development; while short-term leases create the ideal condition for a covered land play
- Heavily trafficked pedestrian corridors surrounded by upscale residential, boutiques, galleries and restaurants
- Over 71,000 people in a 3-mile radius with an average household income of \$182,302 as of 2026
- Recent redevelopments along Main Street have included several Class A multi-story mixed-use assets including First on Main, Sophia Square and Ardalon Plaza

FOR INQUIRIES, PLEASE CONTACT

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**INDIANA
INVESTMENT
ADVISORS**



CARMEL ARTS & DESIGN DISTRICT

Located in the heart of Old Town Carmel, the Carmel Arts & Design District is Indiana's premier arts destination, featuring galleries, design studios, specialty retail, acclaimed restaurants, and the Indiana Design Center. The district hosts year-round events including the Carmel International Arts Festival, Art of Wine, Gallery Walks, PorchFest, and Oktoberfest, and is home to Carmel's iconic collection of life-size public sculptures by J. Seward Johnson Jr.



NATIONALLY ACCLAIMED CITY

- #1** Best Place to Live in the US, U.S. News & World Report (2026)
- #1** Best Place to Live in Indiana, Niche (2026)
- #1** Best Place to Raise a Family in Indiana, Niche (2026)
- #1** Suburb with the Best Public Schools in Indiana, Niche (2026)
- #1** Best Small Cities in America, WalletHub (2026)

