



Live. Play. Recharge.

MULTI-FAMILY HOUSING

RETAIL SPACE

PARKING GARAGE





MONON SQUARE

Monon Square is a two-phase, \$150 million development along the Monon Greenway that will be part of the connection between Carmel City Center and Midtown. Monon Square is a key component in the development of a lively, thriving, walkable downtown Carmel. These properties will include over 31,000 sf of retail space, 367 units of luxury apartment homes, and eleven ultra luxury for-sale condominiums. The project will also include the relocated Carmel - based Salon 01, and two parking garages with a combined total of 501 parking spaces. Future commercial taxes from the project (TIF) will be used to finance the parking garage and infrastructure improvements.

For Retail Leasing Inquiries:

Andrew Clifford
7D Commercial Real Estate
M: 317.490.6413
aclifford@7DCRE.com

Luke Isenbarger
7D Commercial Real Estate
M: 317.319.1436
lisenbarger@7DCRE.com

www.7DCRE.com



AREA AMENITIES

- Walking distance to shopping, dining, and entertainment.
- Fronting the **Monon Trail**, which is currently undergoing several multi-million-dollar expansion upgrades.
- Just north of the charming boutique hotel, the **Marriott Autograph Hotel Carmichael**.
- Steps away from the World-class **Palladium** concert hall which anchors the vibrant **Center for the Performing Arts**.
- Multiple outdoor patio spaces available fronting the Monon Trail.
- Located a block away from Carmel's Christkindlmarkt which has continued its impressive streak of accolades: Voted **#1 Best Holiday Market** in the USA Today 10Best competition for the fourth time (2019, 2021, 2022, and 2023)

WORLD-CLASS CITY

- Carmel's named **Best Small City in America** - #1 by WalletHub
- The City has been named the **Best Place to Live in America** by Money magazine in 2012 and has ranked in the top 5 since.
- Home to more than **90 corporate headquarters**, attracting businesses with a low-tax, high quality of life environment
- Boasts over **200 miles of trails and multi-use paths**, promoting an active lifestyle
- Excellence in Education: **Carmel's schools** have received **national recognition for academic excellence**, with several schools ranked among the top in the state and country
- Carmel was voted **#2 Safest Suburb in the U.S.** by SmartAsset
- Thriving **Arts & Design District** with over 200 businesses and regular cultural events
- **Top City for Quality of Life:** The city has been recognized for its high quality of life, with accolades highlighting its excellent schools, parks, and community services.



MIXED-USE SPACE

NE QUAD

- 120 Luxury Apartments Units
- 11 For Sale High End Condos
- Retail = 6079 sf for Rangeline facing restaurant with valet lane
- Deliveries - Projected to turnover summer 2026

NW QUAD

- 247 Luxury Apartment Units
- Retail = 25,148 sf Available. Three corner restaurant spaces.
- Monon facing restaurant opportunities
- Deliveries - Projected to turnover mid-late 2027

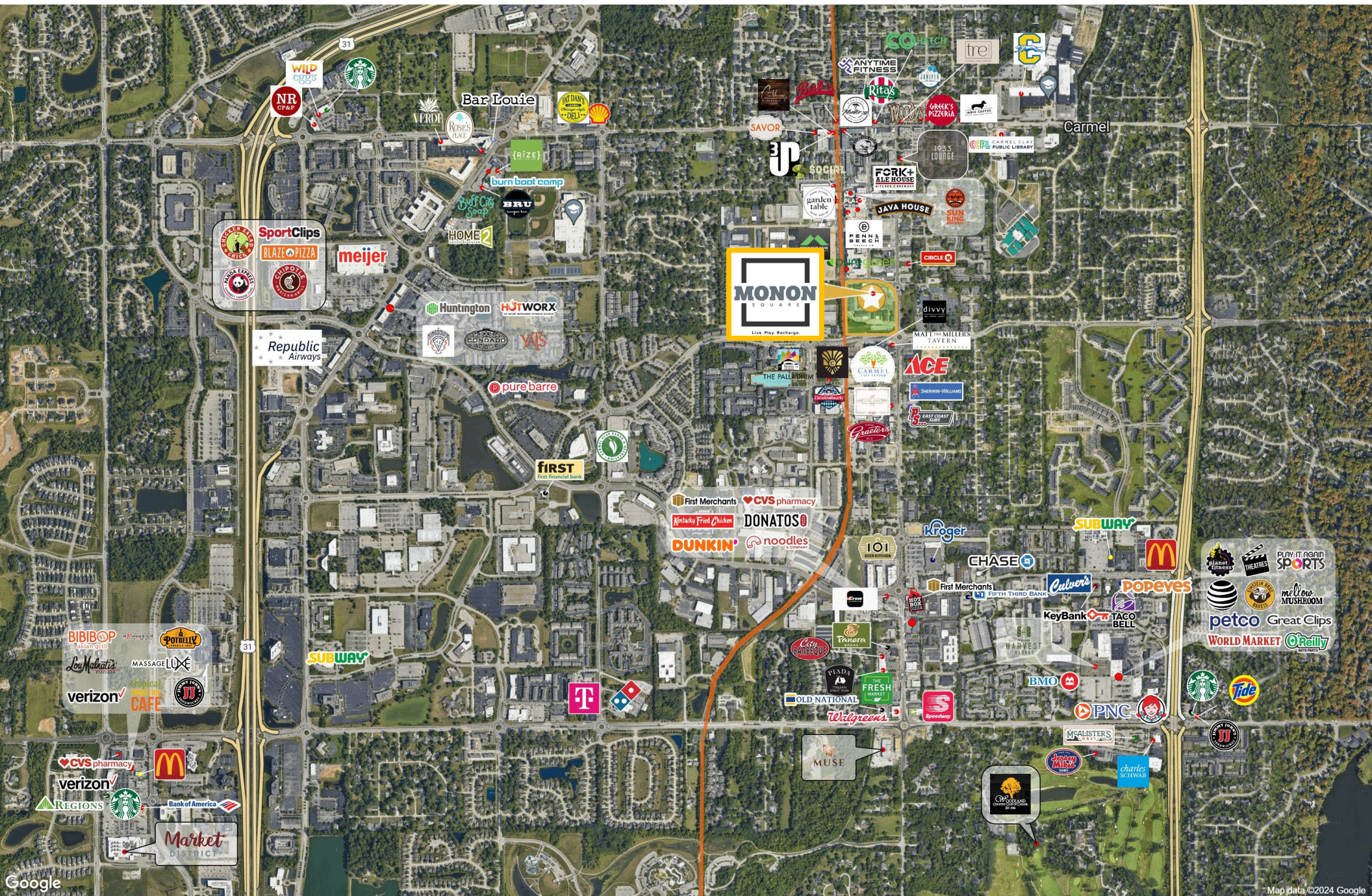


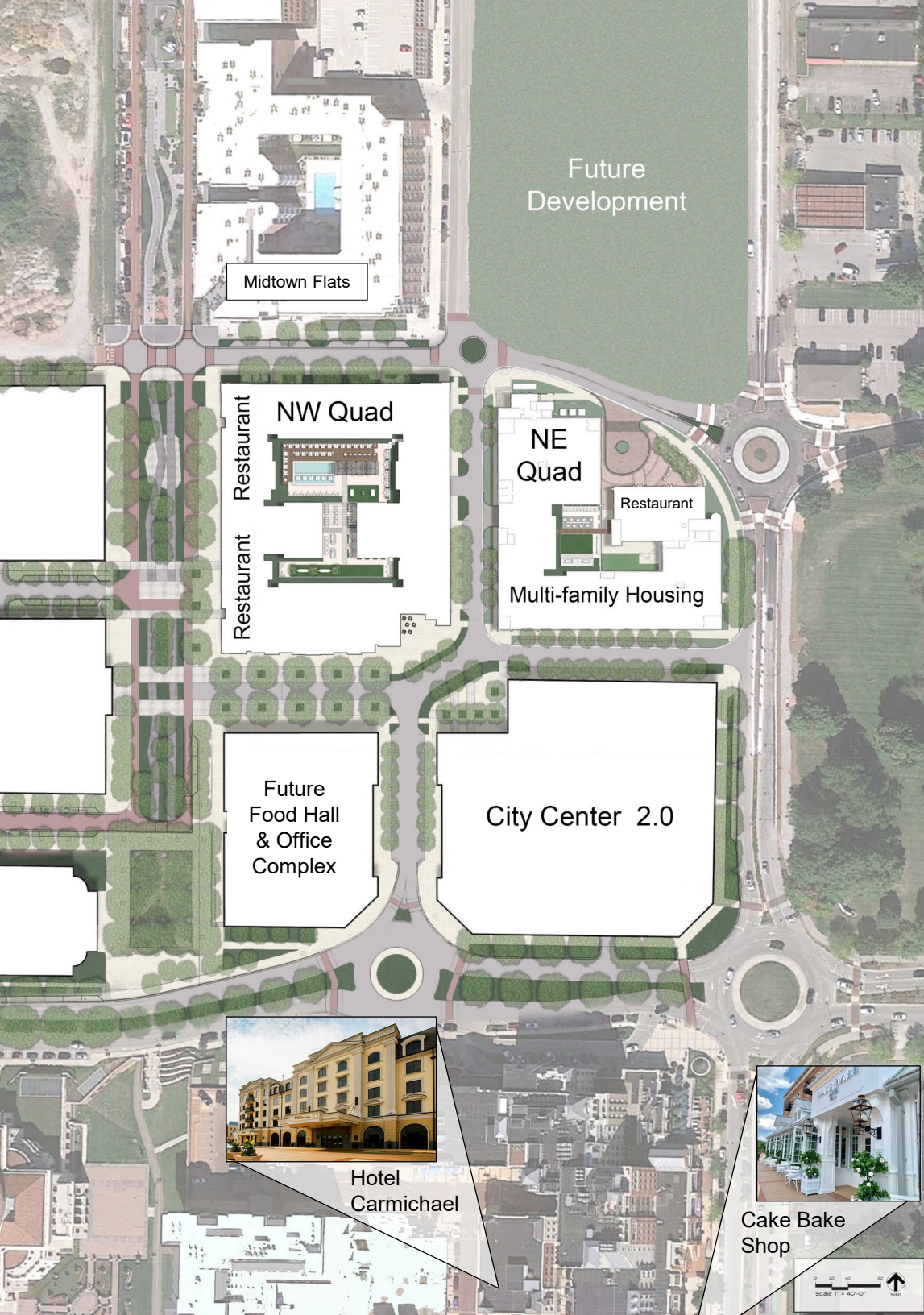
RETAIL SQUARE FOOTAGE

Areas	Location	Sq. Ft.	Floor to bottom of structure above
NE QUAD			
Retail 1	NE 1 st floor	6079	18'-0"
NW QUAD			
Retail 1 (restaurant)	NW 1 st floor	3959	11'-2'
Retail 2	NW 1 st floor	1290	11'-2"
Retail 3	NW 1 st floor	1360	11'-2"
<i>Retail 1, 2, 3 combined</i> -----		6609	
Retail 4	NW 1 st floor	1267	11'-2"
Retail 5	NW 1 st floor	1283	11'-2"
Retail 6	NW 1 st floor	1346	11'-2"
<i>Retail 4, 5, 6 combined</i> -----		3896	
Retail 7 (restaurant)	NW 1 st floor	4283	21'-1" & 11'-2" (varies)
Retail 7 (restaurant)	NW 2 nd floor	Up to 2016	Varies
Retail 8 (Salon 01)	NW 1 st floor	4876	21'-1"
Retail 9 (restaurant)	NW 1 st floor	2653	11'-7"
Retail 9 (restaurant)	NW 2 nd floor	Up to 2891	9'-1"
Rooftop Deck over Retail 9	NW 3 rd floor	750	No ceiling

Areas taken from the inside face of the gyp board.

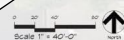
AERIAL OF CARMEL





SITE PLAN

Parking Spaces	Total
Surface Parking	69
City Center Dr.	4
Plaza Street	15
S. Rangeline Rd.	8
Veterans Way	25
W. Walnut St.	17
NE Garage Parking	110
NW Garage Parking	391
TOTAL SPACES	570



SITE AERIAL



NW QUADRANT LOOKING NE FROM MONON TRAIL



FUTURE FOOD HALL AND OFFICE COMPLEX
(under separate ownership)



NW QUADRANT VIEW FROM MONON TRAIL



VIEW LOOKING NW FROM VETERANS WAY



VIEW LOOKING NE FROM VETERANS WAY



VIEW LOOKING FROM RANGELINE



VIEW OF NE QUAD RESTAURANT

"THE ELEVEN" - CONDOS



For Condominium Inquiries:

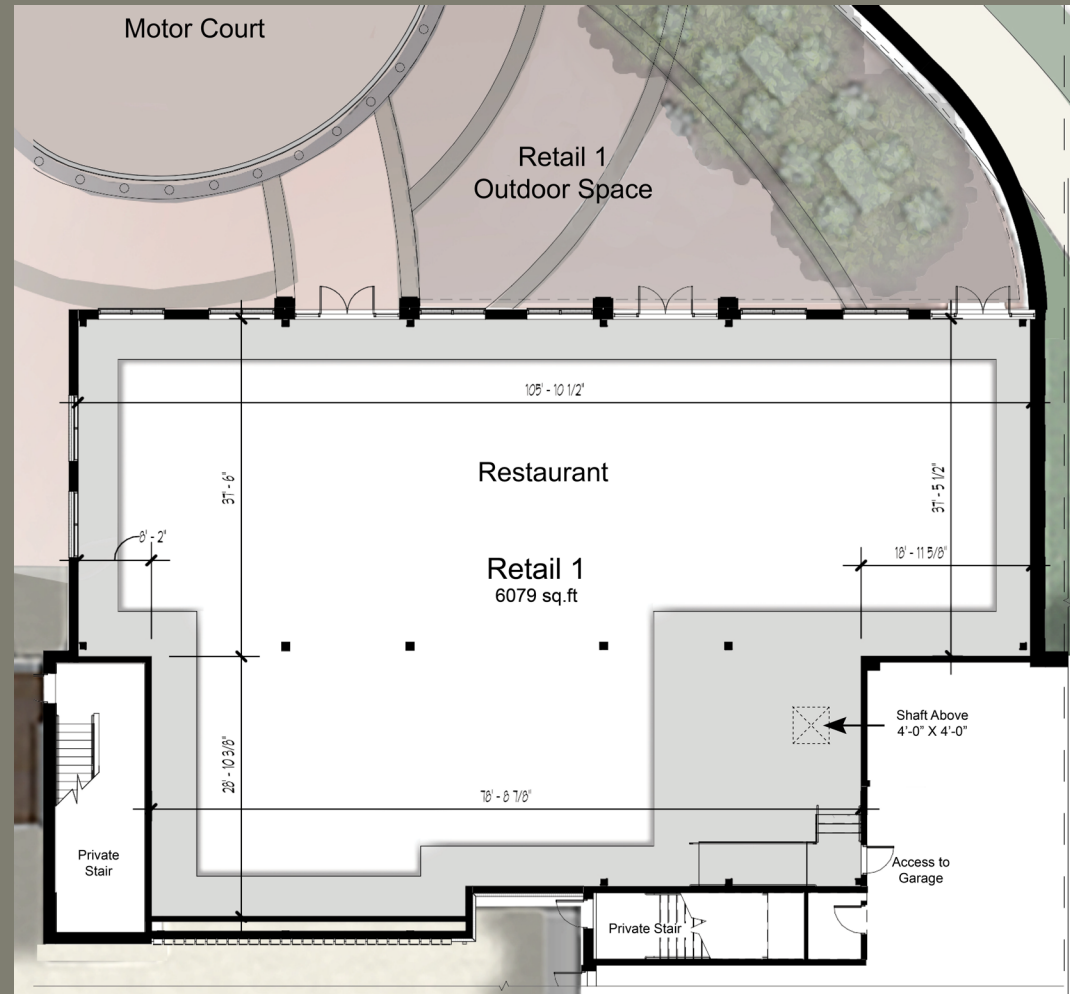
Randy Henry
Wedgewood Urban Partners, LLC
317.669.6300
www.wedgewoodbc.com



FLOOR PLANS

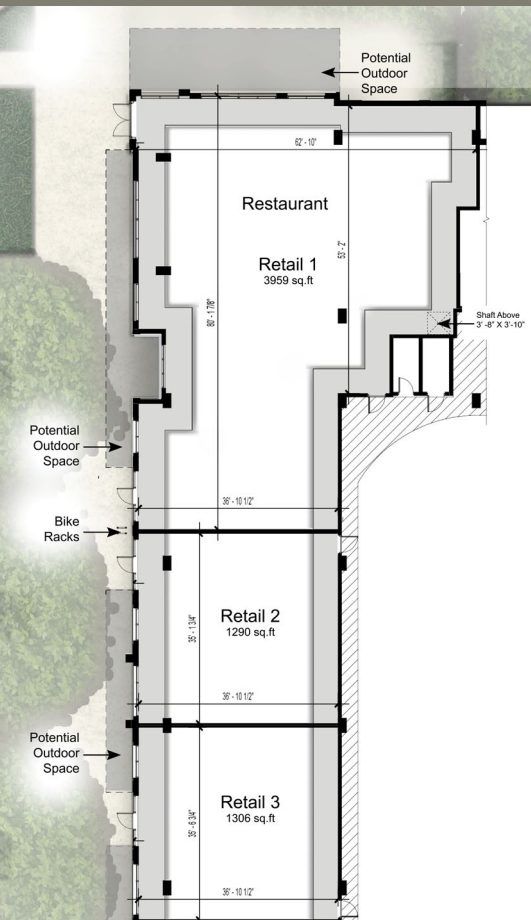


NE OVERALL

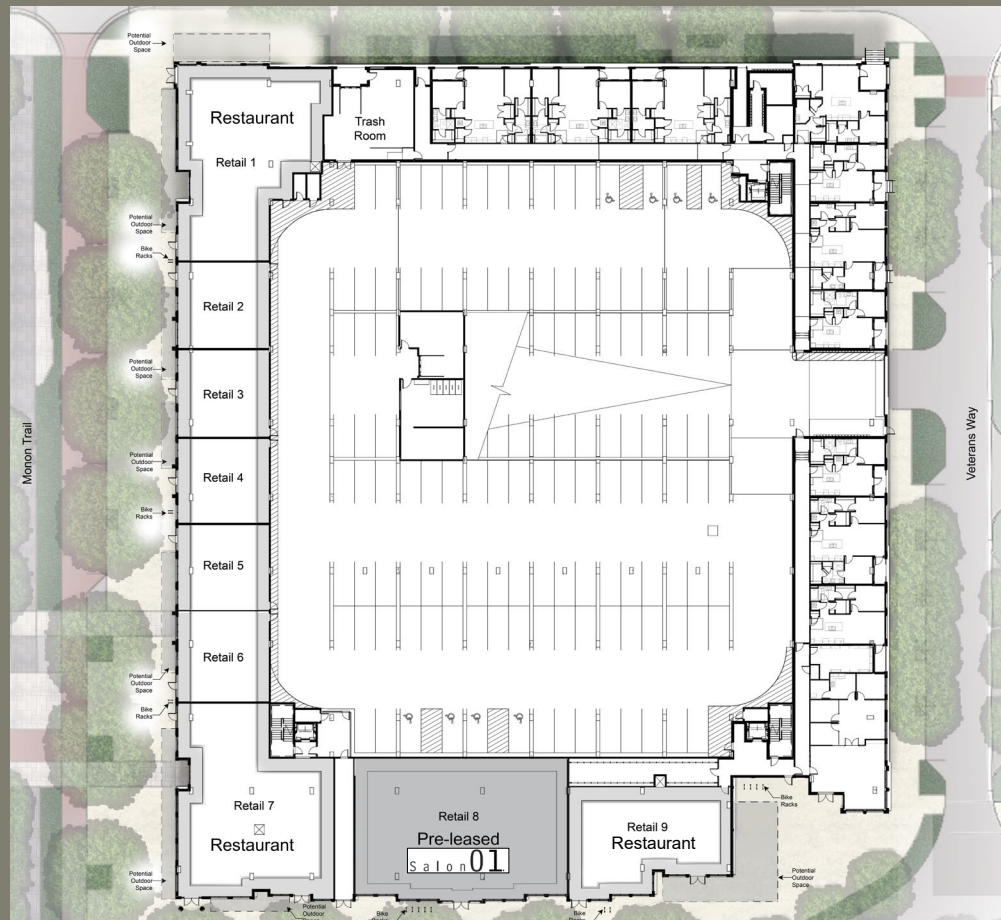


NE RETAIL 1

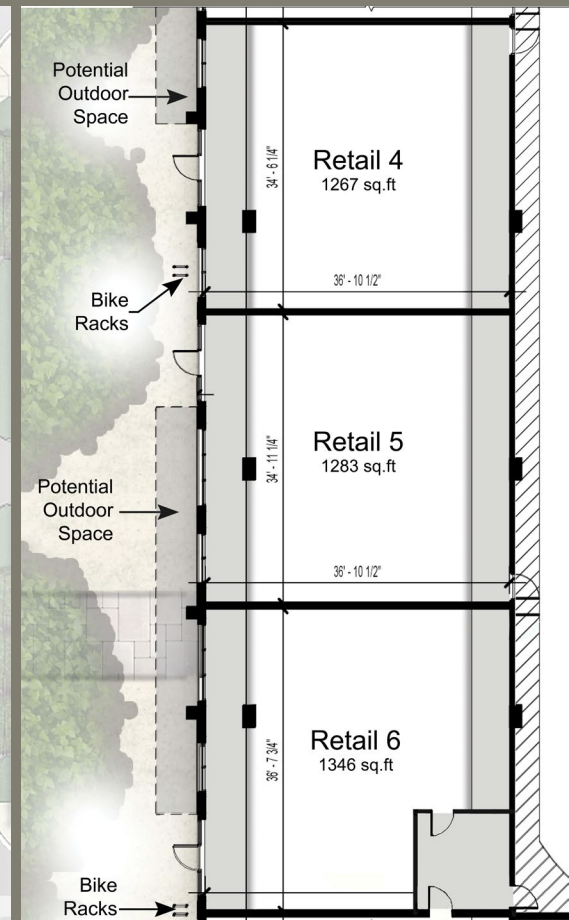
FLOOR PLANS



NW RETAIL 1-3

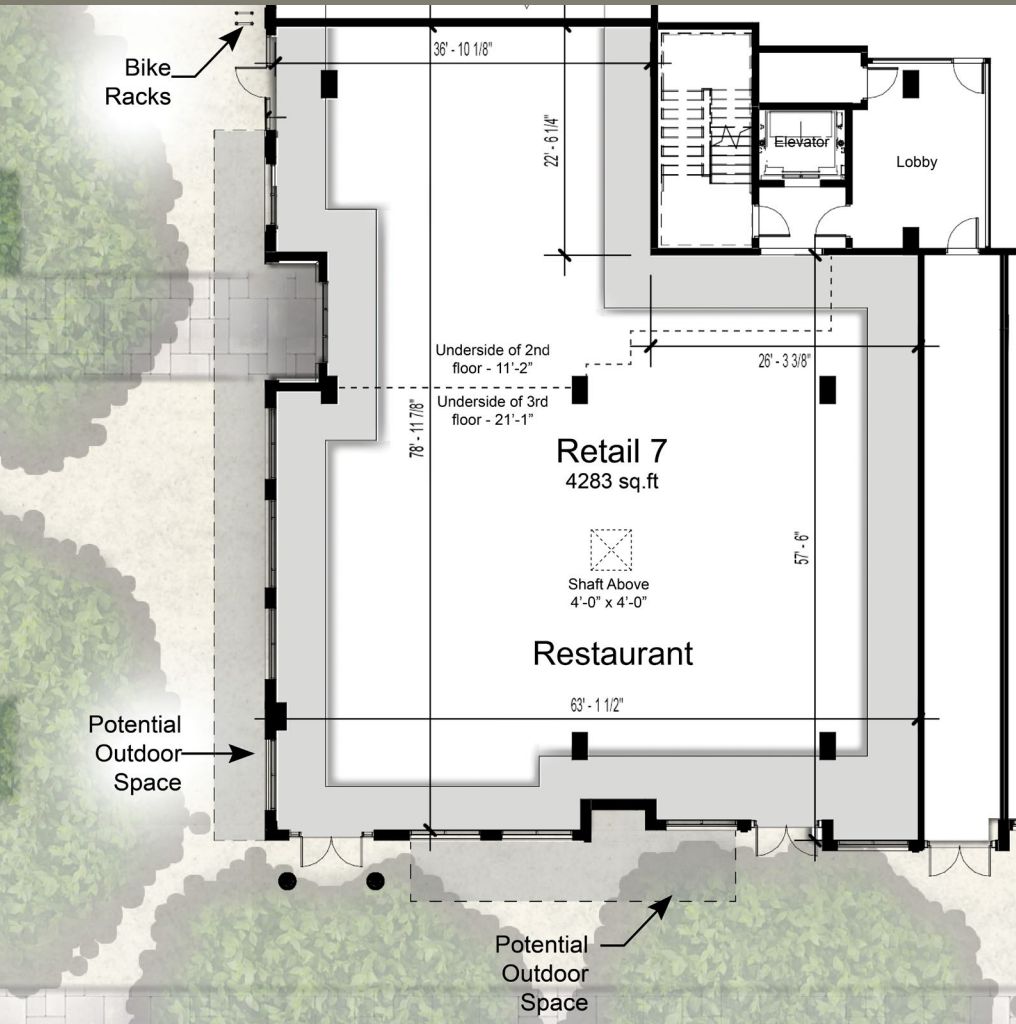


NW OVERALL

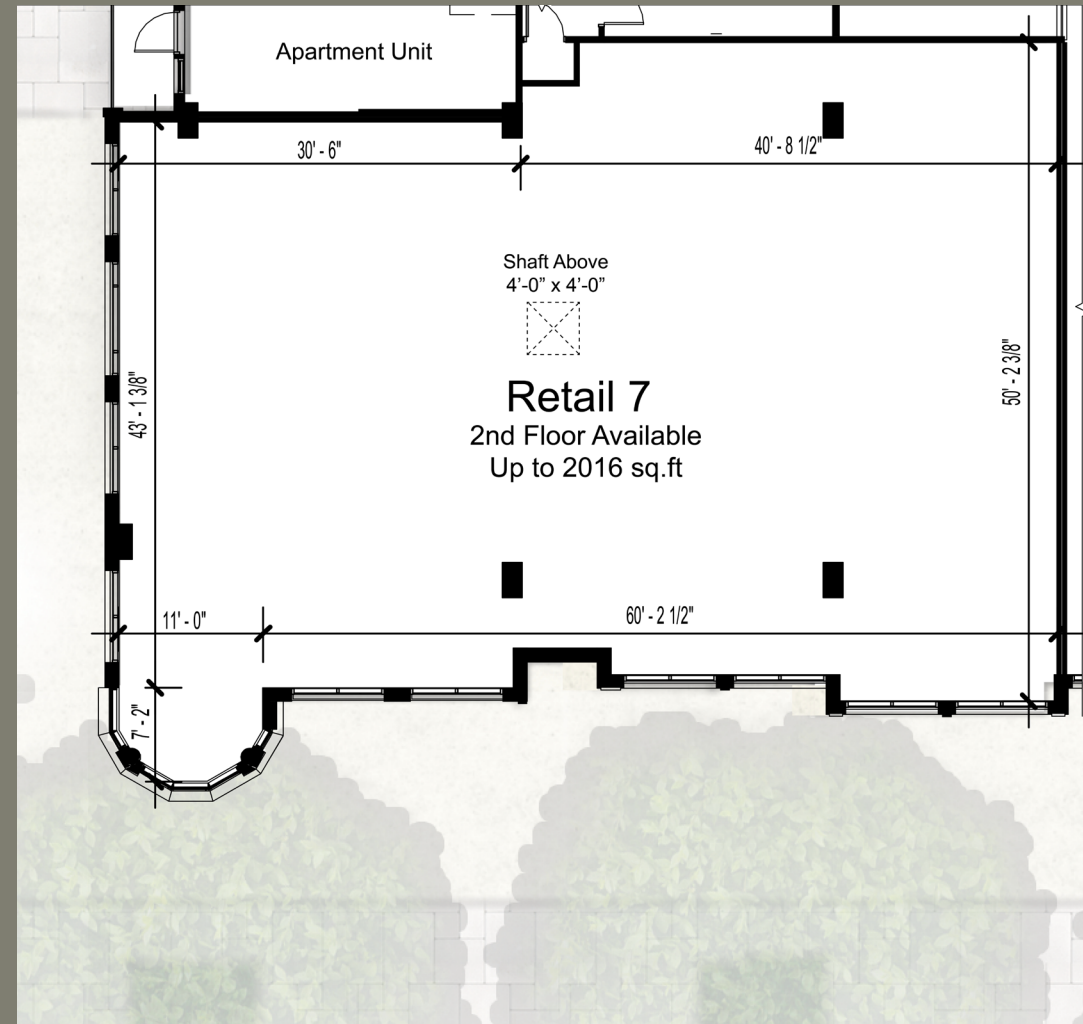


NW RETAIL 4-6

FLOOR PLANS

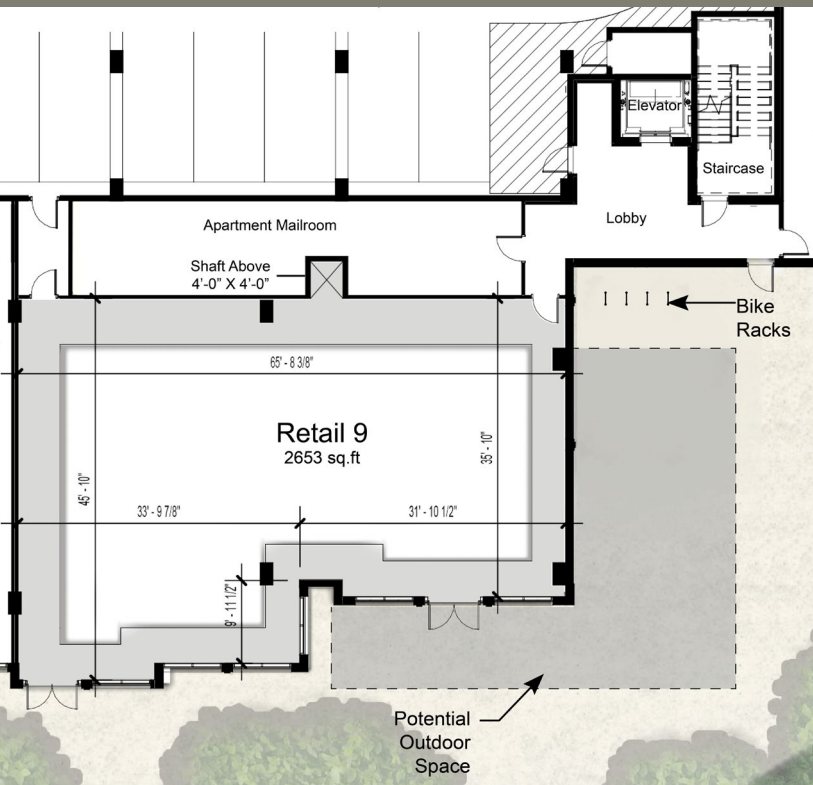


NW RETAIL 7
1st Floor



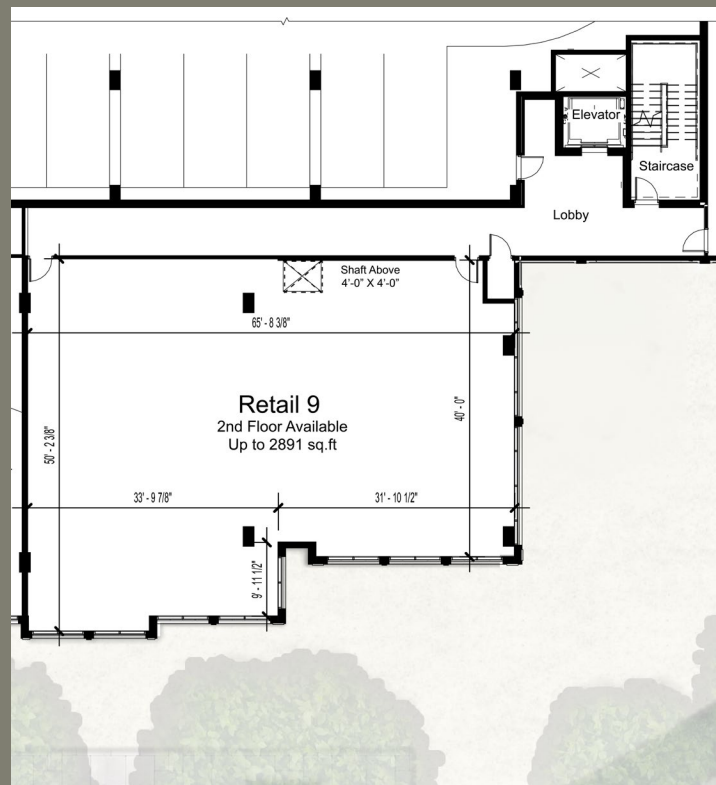
NW RETAIL 7
2nd Floor

FLOOR PLANS



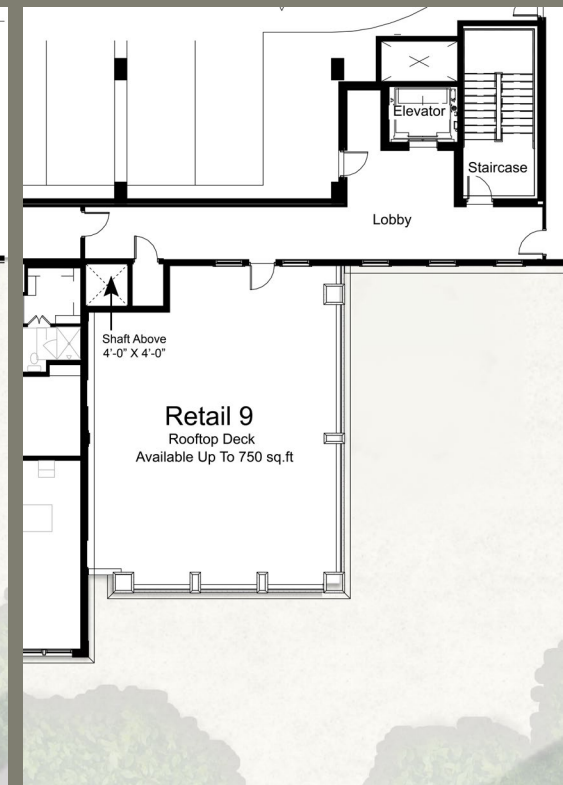
NW RETAIL 9

1st Floor



NW RETAIL 9

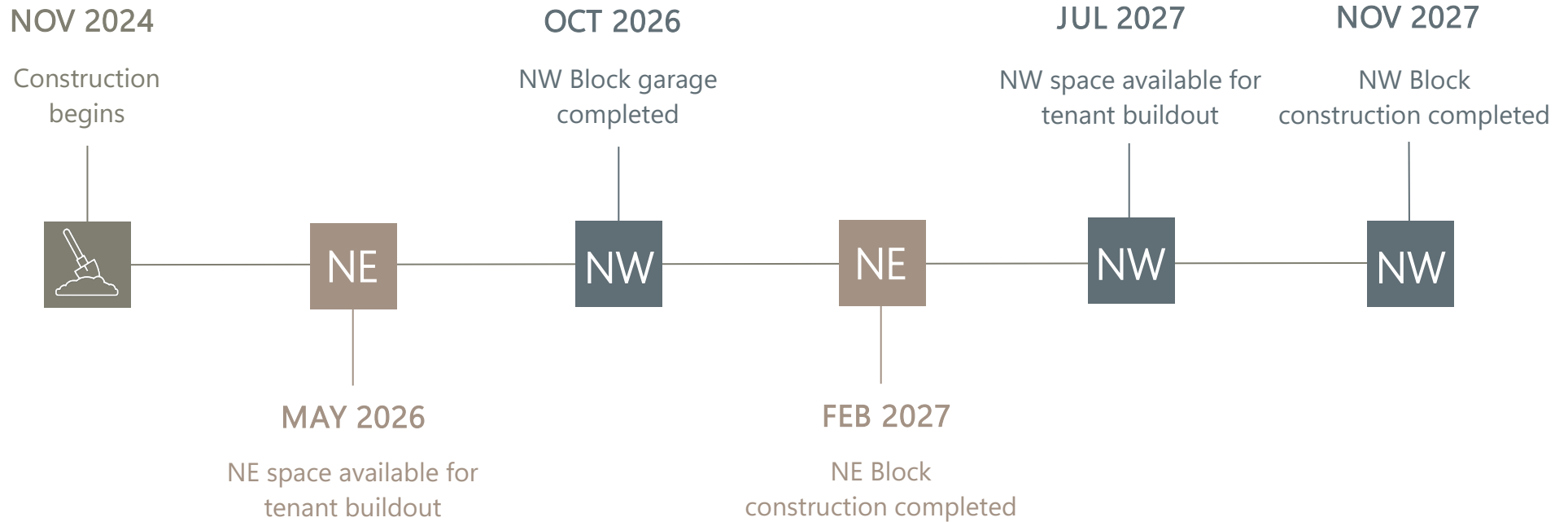
2nd Floor



NW RETAIL 9

3rd Floor

CONSTRUCTION TIMELINE



STIRSMAN
Property Group

JC. HART
Builders | Developers | Managers

7DCRE
7D COMMERCIAL REAL ESTATE

For Retail Leasing Inquiries:

Andrew Clifford
7D Commercial Real Estate
M: 317.490.6413
aclifford@7DCRE.com

Luke Isenbarger
7D Commercial Real Estate
M: 317.319.1436
lisenbarger@7DCRE.com

www.7DCRE.com