

FOR LEASE

Monon & Main

211 W Main Street, Carmel, IN

Rare opportunity in the heart of thriving Carmel

- ± 240 SF of open canvas with dedicated restroom perfect for boutique retail or private office.
- Located in the Monon and Main, a ± 35,000 SF Class A mixed-use development.
- Location serves as the gateway to the Monon Greenway, with direct Monon Trail access and Midtown Plaza just steps away for lunch, live music, and events.
- Adjacent to a 200-space free public parking garage, with additional parking available outside the premises.
- Anthony's Chophouse, 3UP, and Savor are onsite, with dozens more restaurants, shops, and services within walking distance.
- Walker's Paradise: Walk Score of 91 and Bike Score of 77.



Rich Forslund
+1 317 713 2172
rich.j.forslund@colliers.com

Matt Langfeldt
+1 317 713 2173
matt.langfeldt@colliers.com

Nick Trimpe
+1 317 713 2346
nick.trimpe@colliers.com

Christa Calderone
+1 317 713 2151
christa.calderone@colliers.com



#1 Best Place to Live in the U.S.
U.S. News & World Report

#1 Best Places to Live in Indiana
Niche

#1 Best Public Schools in Indiana
Niche

#1 Best Small City in America
WalletHub

#2 Best Places to Live in the U.S
Livability

Notable recognitions received by the City of Fishers in 2026

DEMOGRAPHICS			
	1-mile	3-miles	5-miles
Total Population 2026	12,804	72,704	176,762
Est Total Population 2031	14,918	78,234	189,380
Daytime Population	17,894	92,524	208,867
Average Household Income	$130,426	$187,441	$181,113
Households 2026	6,453	29,431	70,683
Est Households 2031	7,590	32,129	76,322
EDUCATION			
Bachelor's/grad/prof degree	68%	72%	70%
Some college	22%	18%	18%
High school graduate	8%	9%	10%
No high school diploma	2%	1%	2%
BUSINESS			
Total Businesses	1,115	3,762	8,319
Total Employees	12,376	52,185	108,798
EMPLOYMENT			
White collar	82%	83%	82%
Blue collar	9%	8%	9%
Services	9%	10%	9%
Unemployment Rate	2.9%	2.6%	3.0%

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