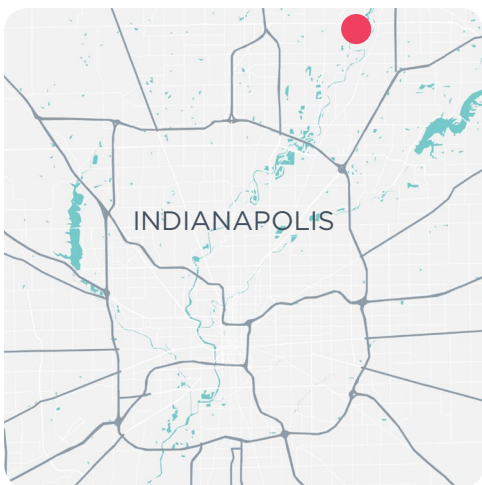




► **±1,360-5,138 SF RETAIL SPACE // CARMEL**


AVAILABLE SPACE

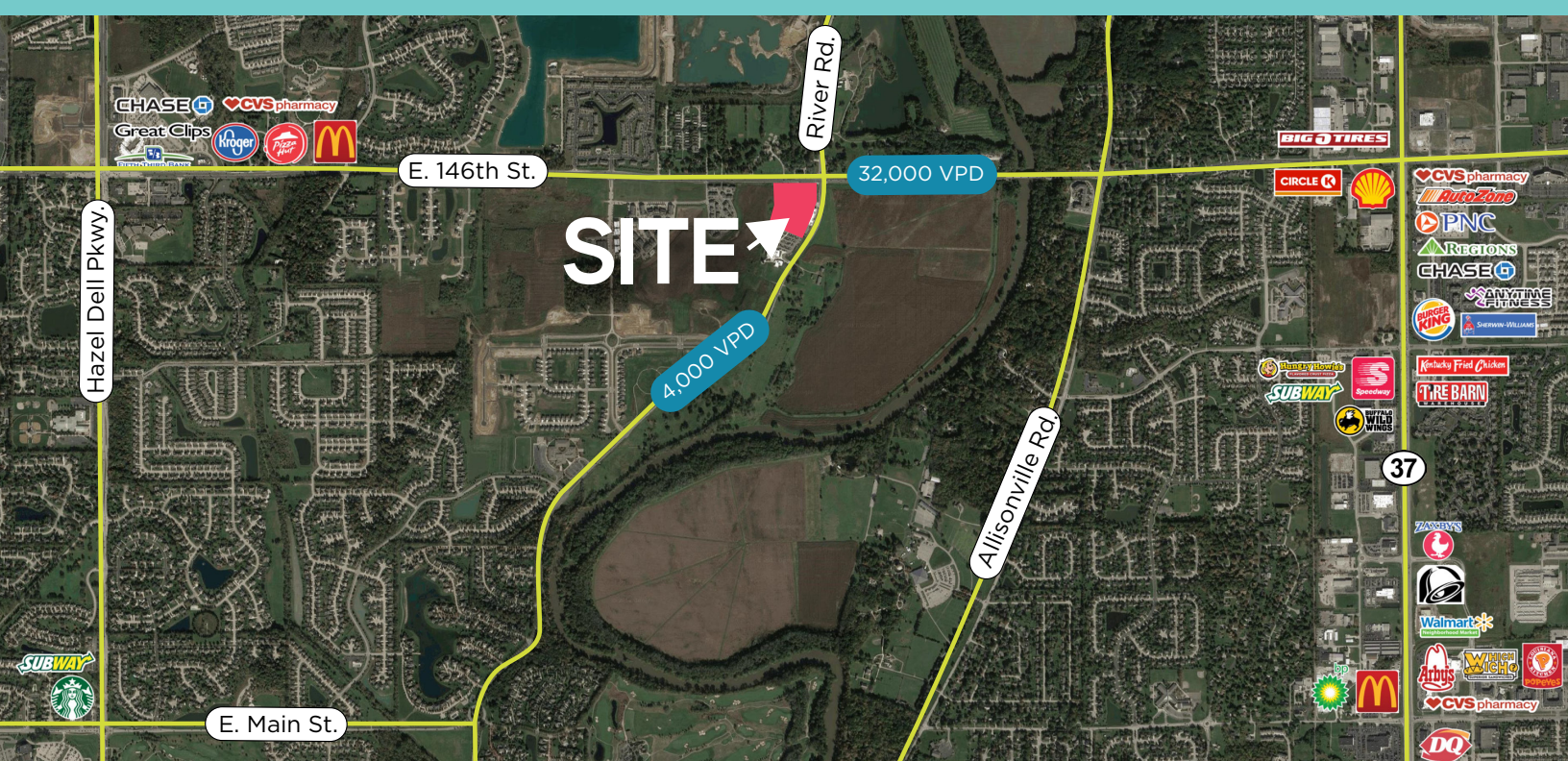
±1,360-5,138 SF

LEASE RATE

\$18/SF NNN

Property includes a Rickers/Subway located at the signalized intersection of 146th Street and River Road. Current tenants include Payless Liquors, Keystone Chiropractic, LaVie Nail Salon, State Farm Insurance, OEC Japanese Express, RaeLynn's Boutique, iLoveKickboxing, Yellow Dog Veterinary Clinic, Classic Cleaners, Stompin' Barley Wine Bar & Tap, LAK-DDS, Drexel Interiors.

- + 36,135 VPD on River Road
- + Zoning: PUD



DEMOGRAPHICS*

	1 MILE	3 MILES	5 MILES
Population	3,746	53,196	151,920
Households	1,396	58,964	57,297
Average HH Income	\$120,797	\$116,145	\$114,266
Median Age	37.8	35.9	36.6

*SitesUSA 2017 Estimated



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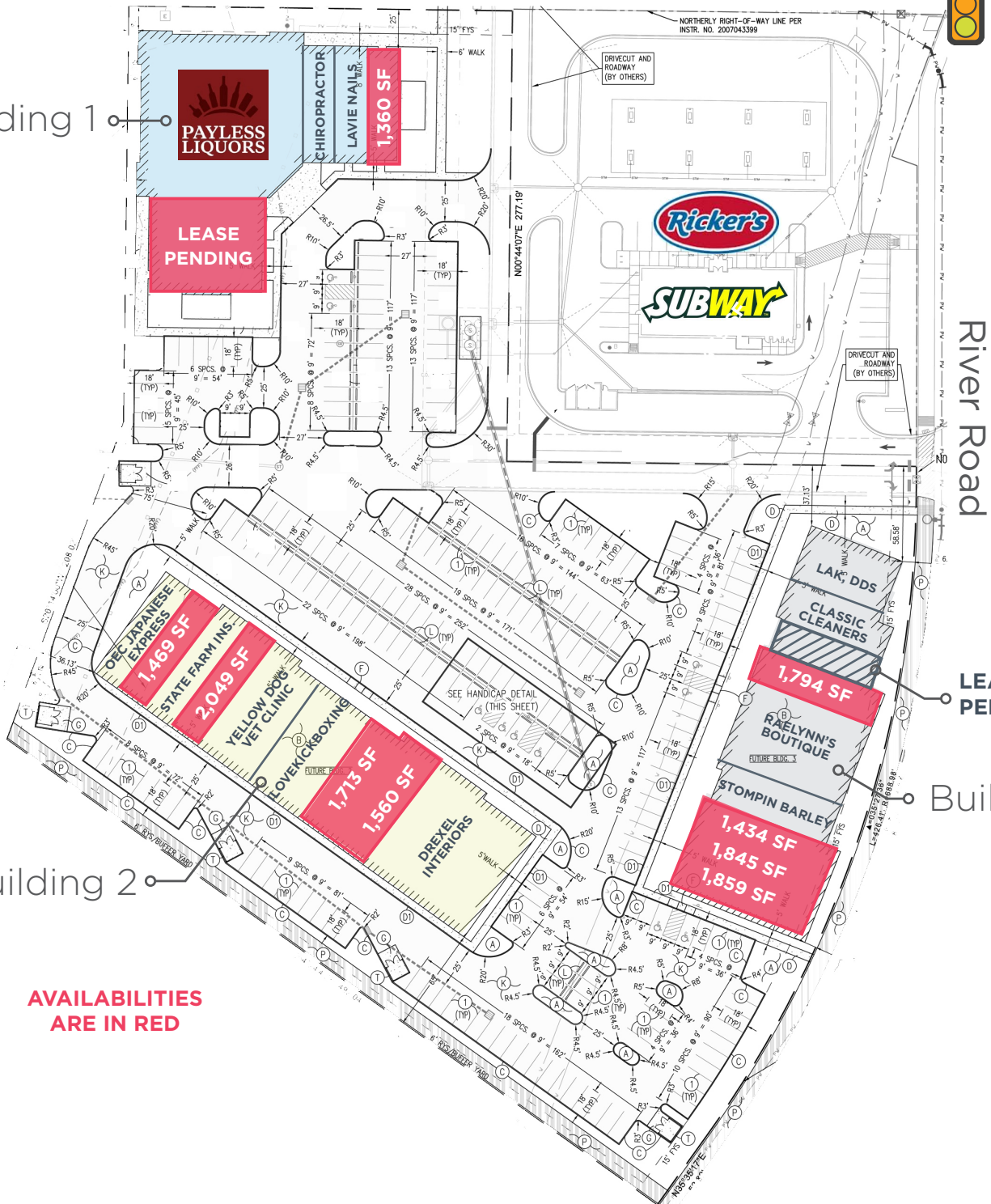
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E. 146th Street



Building 1



AVAILABILITIES
ARE IN RED

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ABOUT CARMEL

Consistently recognized nationally for its programs and services, Carmel is a dynamic edge city featuring award-winning schools, thriving businesses and family-oriented neighborhoods.

RECENT AWARDS & RECOGNITIONS

- 2017 - Best Place to Live in America (Niche Rankings)
- 2017 - Best Cities for Families (Apartment List)
- 2016 - Bicentennial Green Legacy Community Award
- 2016 - Best Small Cities for Families in America (Nerdwallet)
- 2016 - #1 Safest City to Raise a Child (SafeWise)
- 2016 - Becomes an "Indiana Bird Town" (Indiana Audubon Society)



The Carmel Arts & Design District

ABOUT FISHERS

Fishers is one of Indiana's fastest growing communities with an increase in population of 5.3% from April 1, 2010 - July 1, 2015 (US Census Bureau). The I-69/SR 37 corridor continues to be a high traffic area with booming retail and residential projects (newly opened Top Golf and IKEA).

RECENT AWARDS & RECOGNITIONS

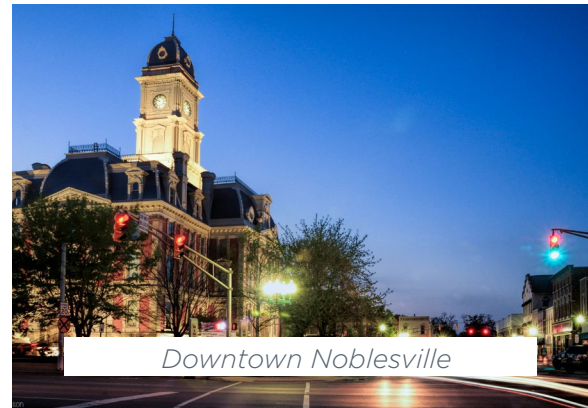
- 2017 - #1 on MONEY Magazine's 2017 Best Places to Live
- 2017 - #24 on Alarm.org's 2017 Top 100 Safest Cities in America
- 2017 - 100 on Livability's 2017 Top 100 Best Places to Live
- 2017 - #35 on GoodCall's list of 2017 Best Cities for K-12 Teachers
- 2017 - KaBoom! Playful City USA Community
- 2017 - Niche.com ranked 16th on Best Places to Live in America
- 2017 - #6 on The SafeWise Report 30 Safest Cities to Raise a Child



The Fishers Nickle Plate District Ampatheatre

ABOUT NOBLESVILLE

Noblesville, Indiana is a vibrant and developing city located just 21 miles northeast of Indianapolis. With a population of over 55,000 people, Noblesville serves as a regional business, manufacturing, and entrepreneurship hub.



Downtown Noblesville

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 **RESOURCE**

rcre.com

in     #growIndy

The information contained herein was obtained from sources we consider reliable. We cannot be responsible for errors, omissions, prior sale or lease, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend the lessee's/purchaser's independent investigation.

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