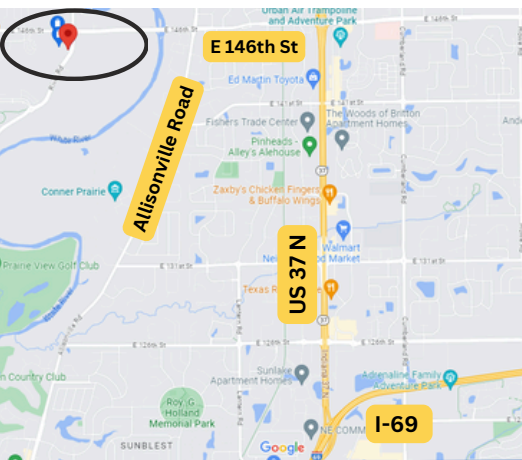


1,360 - 4,258 SQ. FT.



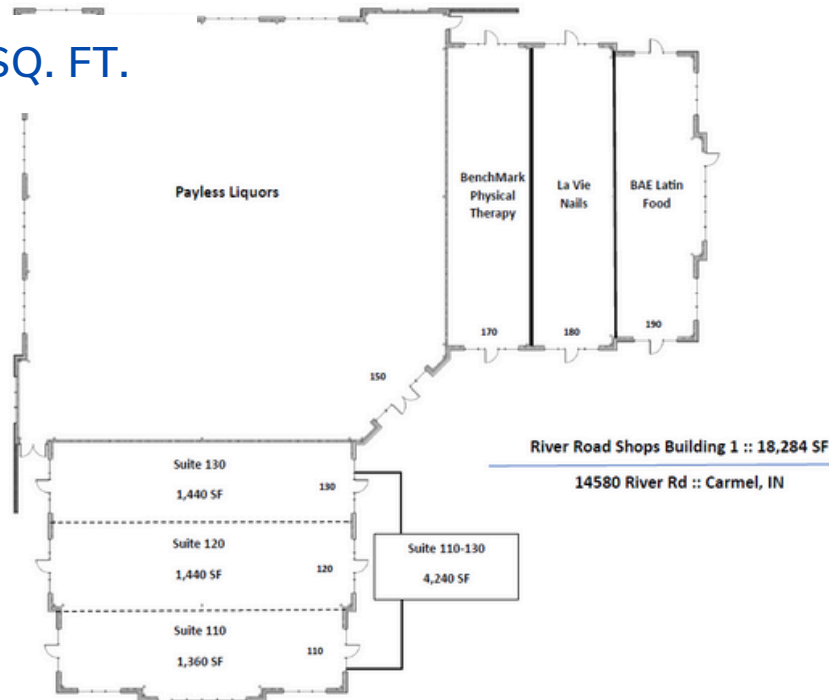
ABOUT THE PROPERTY

- Located in fastest growing county in Indiana, at the signalized intersection of E 146th St and River Road
- Conveniently located behind GetGo gas station
- Current Tenants: Payless Liquors, F45 Training, Drexel Interiors, Edward Jones, State Farm, SmileCentric, Carmel Eye Care, BAE Latin Food and more!

OUR PROPERTY FEATURES

- 230 surface parking spaces
- 32,000+ VPD via E 146th St
- Easy access to US 37
- Retail, Medical, Restaurant

1,360 - 4,240 SQ. FT.



OFFERING SUMMARY:

Building Size: 18,284 SF
 Available SQ FT: 4,240 SF
 Lot Size: 4.77 AC
 Constructed: 2015
 Zoning: PUD

<u>UNIT</u>	<u>TENANT</u>	<u>SQ FT</u>
110-130	Available	4,240 sq ft
150	Payless Liquors	9,804 sq ft
170	Benchmark PT	1,440 sq ft
180	La Vie Nails	1,440 sq ft
190	BAE Latin Food	1,360 sq ft

River Road Shoppes : 21,773 SF: Phase 2

14570 River Road, Carmel, IN 46033

2,049 SQ. FT.



OFFERING SUMMARY:

Building Size: 21,773 SF
 Available SQ FT: 2,049 SF
 Lot Size: 4.77 AC
 Constructed: 2015
 Zoning: PUD

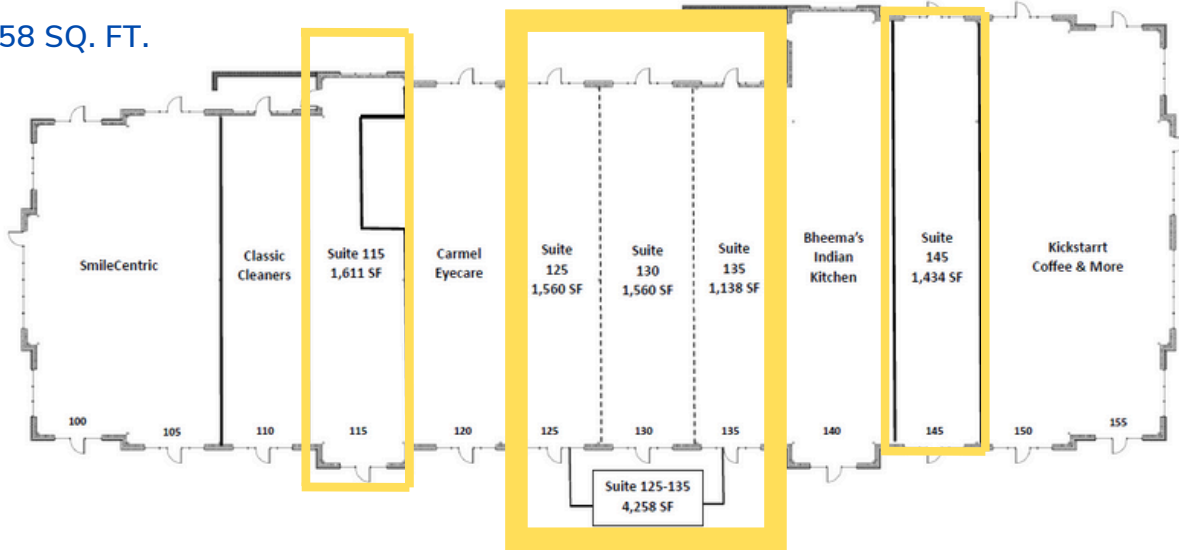
UNIT TENANT SQ FT

UNIT	TENANT	SQ FT
100-115	Drexel Interiors	5,826 sq ft
120-125	911 Uniform	3,273 sq ft
130-135	F45 Training	2,939 sq ft
140-145	Anderson Longev.	2,802 sq ft
150	Available	2,049 sq ft
155	State Farm	1,440 sq ft
160	Edward Jones	1,469 sq ft
165	Nira Hibachi Exp.	1,419 sq ft

RIVER ROAD SHOPPES

14560-14580 River Road, Carmel, IN 46033

1,434 - 4,258 SQ. FT.



River Road Shops Building 3 :: 19,732 SF

14560 River Rd :: Carmel, IN



OFFERING SUMMARY:

Building Size: 19,732 SF
Available SQ FT: 7,303 SF
Lot Size: 4.77 AC
Constructed: 2015
Zoning: PUD

UNIT	TENANT	SQ FT
100-105	SmileCentric	2,864
110	Classic Cleaner	1,152
115	Available	1,611
120	Carmel Eye Care	2,149
125-135	Available	4,258
140	Bheema's Kitchen	2,794
145	Available	1,434
150-155	Kickstart Coffee & More	3,704

RIVER ROAD SHOPPES

14560-14580 River Road, Carmel, IN 46033

DAILY TRAFFIC COUNTS

E 146th St + Allisonville Rd 32,393
 SR 37 + E 146th St 23,452
 SR 37 + 146th St 35,513

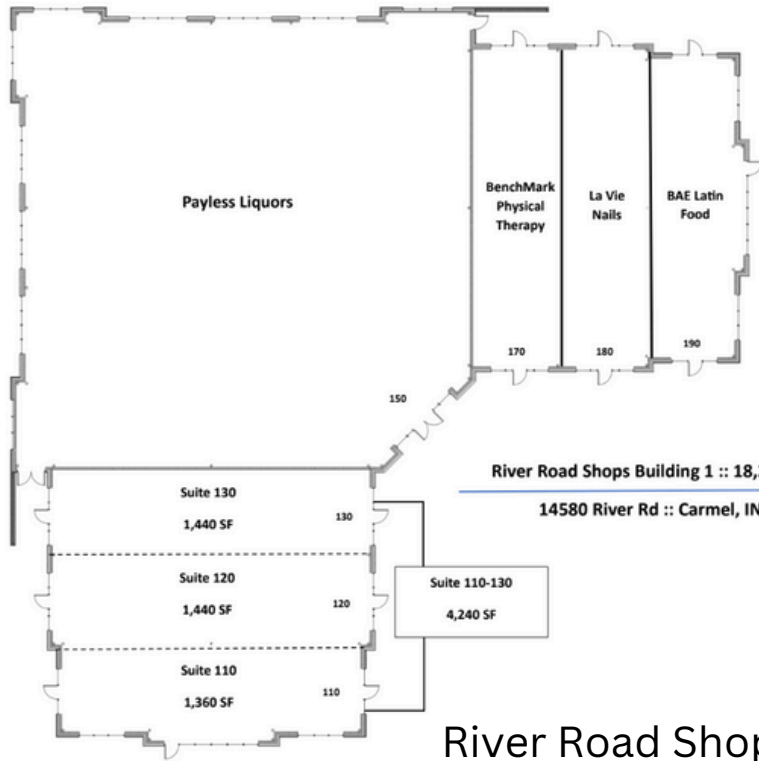
River Road Shoppes



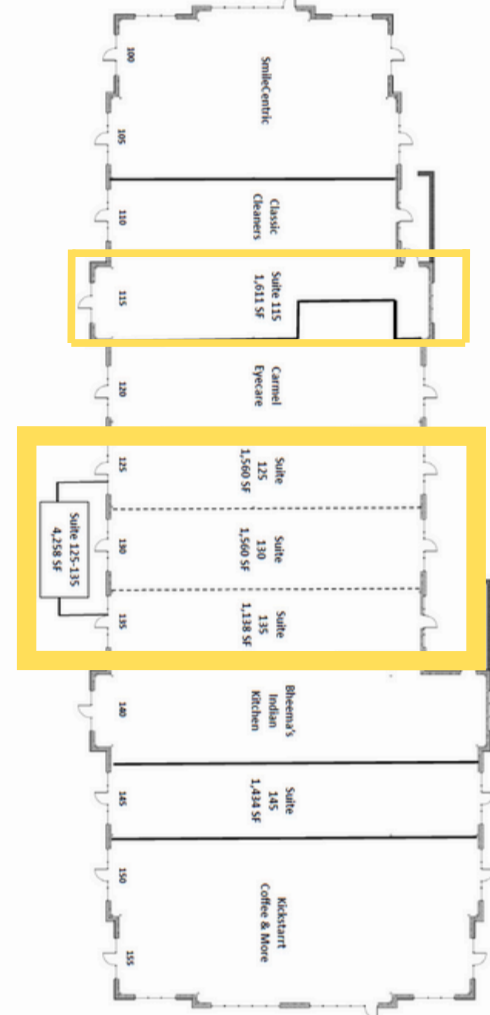
DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
POPULATION	4,879	57,307	168,938
HOUSEHOLDS	1,753	20,861	62,040
AVG. HH INCOME	\$144,481	\$132,105	\$130,048
MEDIAN AGE	39.5	38.3	36.8

RIVER ROAD SHOPPES

14560-14580 River Road, Carmel, IN 46033



River Road Shops Building 3 :: 19,732 SF
14560 River Rd :: Carmel, IN



River Road Shoppes : 59,789 SF
14560-80 River Road, Carmel, IN 46033



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