

LEASE

Prime Corner Retail on College Avenue

10567 NORTH COLLEGE AVENUE

Carmel, IN 46280

PRESENTED BY:

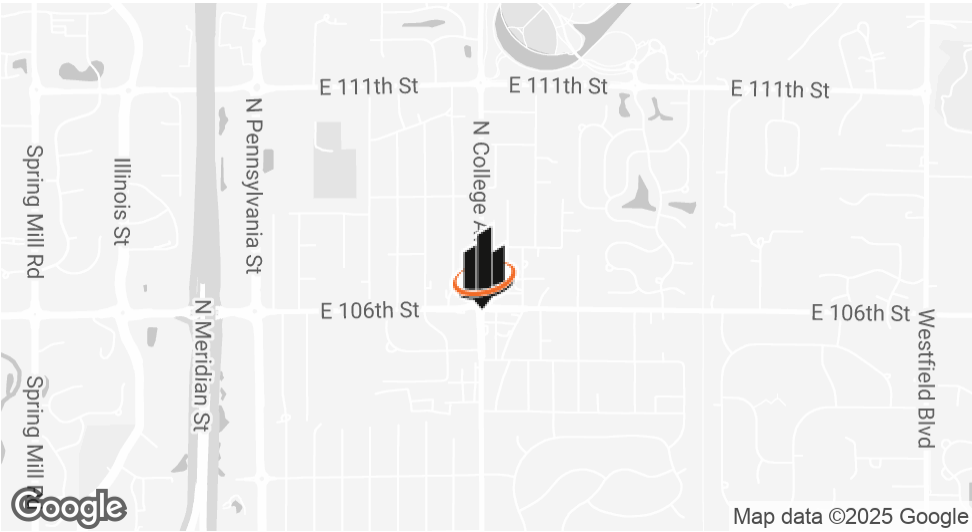
JESS LAWHEAD, CCIM

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IN #RB14047741

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$18.00 SF/yr (NNN)
AVAILABLE SF:	1,596 SF
LOT SIZE:	1.46 Acres
BUILDING SIZE:	10,616 SF

PROPERTY DESCRIPTION

This retail space features a large storefront window that provide excellent visibility. Located on a hard corner, the space has direct exposure to North College Avenue, allowing for prominent street signage. The interior is adaptable for retail or service use. Recent nearby infrastructure improvements enhance access and customer convenience.

PROPERTY HIGHLIGHTS

- A large storefront window with clear street visibility
- Hard corner location on North College Avenue
- High traffic volume on North College Avenue
- Street signage opportunities available
- New roundabout improves access and traffic flow
- Suitable for retail or service businesses
- Parking available nearby

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ADDITIONAL PHOTOS



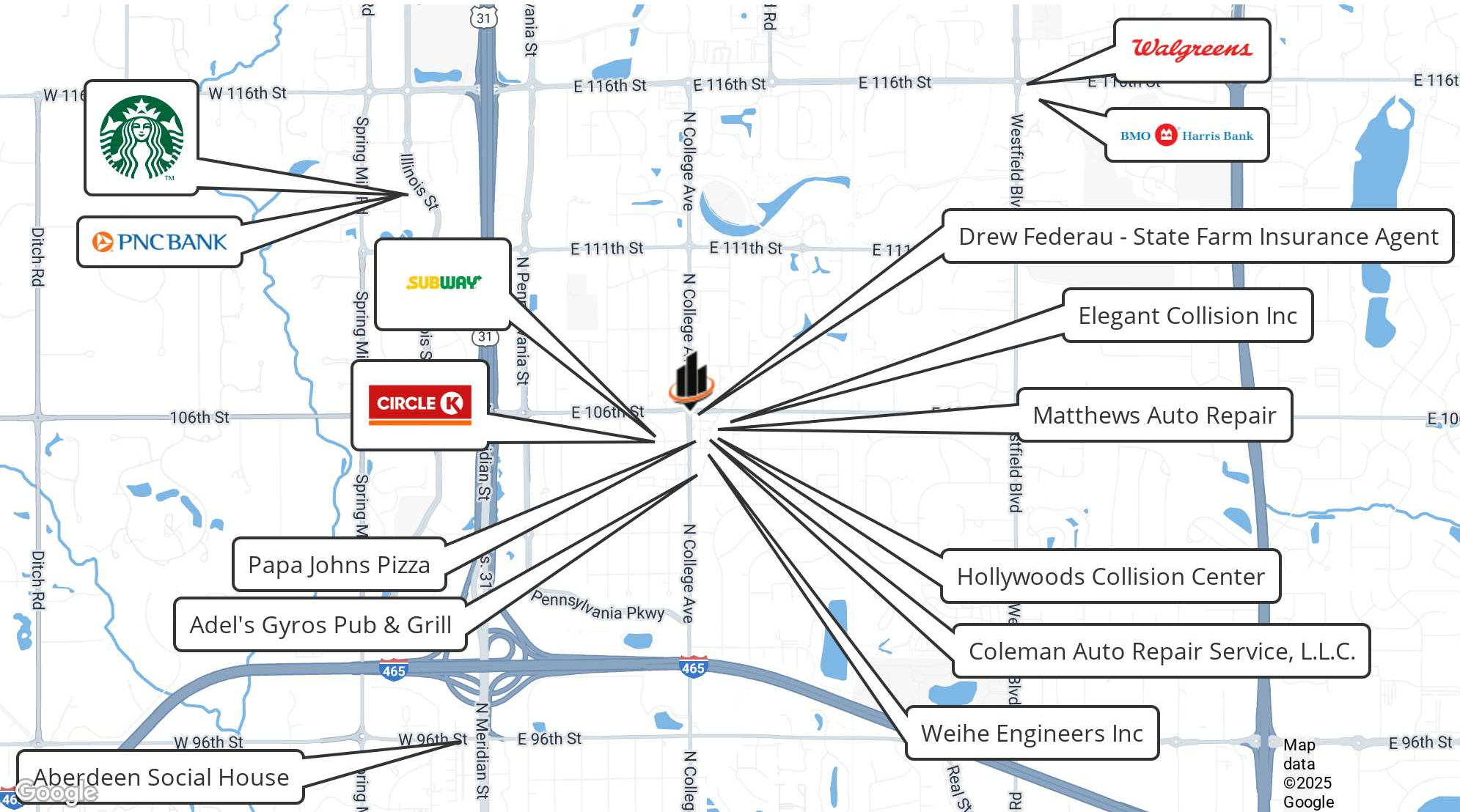
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RETAILER MAP



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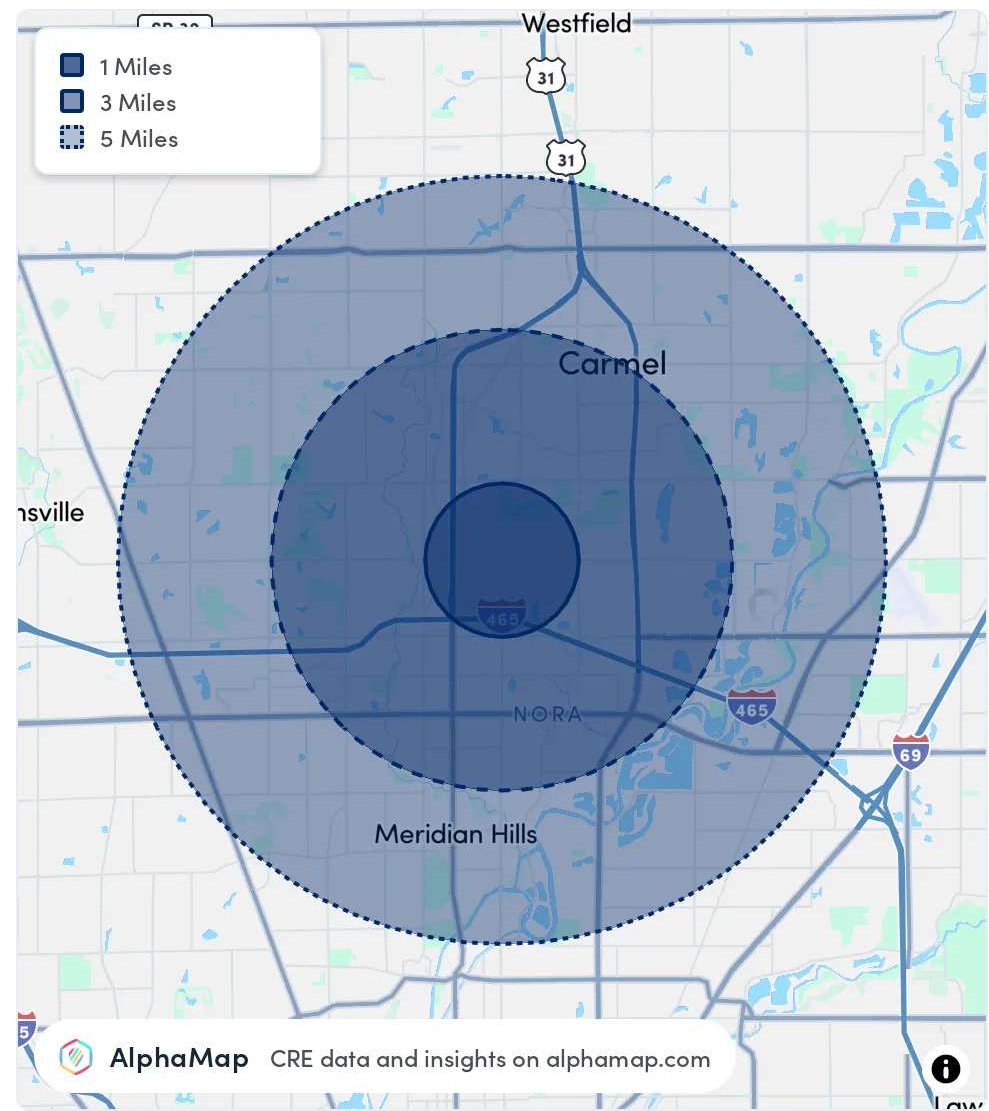
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AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,344	60,116	182,789
AVERAGE AGE	42	42	41
AVERAGE AGE (MALE)	41	41	39
AVERAGE AGE (FEMALE)	44	44	42

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,889	27,577	79,218
PERSONS PER HH	2.2	2.2	2.3
AVERAGE HH INCOME	\$121,592	\$140,115	\$151,211
AVERAGE HOUSE VALUE	\$439,089	\$487,689	\$484,725
PER CAPITA INCOME	\$55,269	\$63,688	\$65,743

Map and demographics data derived from AlphaMap



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