

Former Animal Hospital / Medical Office in Carmel's Premier Retail Corridor

For Sale or Lease



 **15018 Greyhound Court, Carmel, IN 46032**


 **WATCH NOW**

Exterior & Aerial Overview



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Opportunity Highlights & Ideal Uses

► Opportunity Highlights

- **Freestanding building in Carmel's premier retail corridor**
- **Former animal hospital build-out with adaptable medical/service layout**
- **±5,403 SF building on ±1.00 acre**
- **Existing parking with potential expansion area, subject to approvals**
- **Strong surrounding retailers, traffic counts, and affluent demographics**
- **Available for sale or lease**

► Ideal Uses

- **Veterinary / Animal Hospital**
- **Medical Office**
- **Dental Practice**
- **Professional Office**
- **Daycare / Preschool**
- **Medical Spa / Wellness Clinic**



Clay Terrace / US-31 Retail Corridor Aerial

Property Information

» Property Address **15018 Greyhound Court, Carmel, IN 46032**

- **Total Building Size:** ±5,403 SF
- **Lot Size:** ±1.00 Acre
- **Sale Price:** \$985,000
- **Lease Rate:** Contact Broker / TBD
- **Year Built:** 1986
- **Floors:** 1
- **Parking:** 20 Spaces (Room to expand)
- **Zoning:** General Business
- **Foundation:** 60% Crawl Space / 40% Slab
- **Structure:** Wood & Cement Block
- **Exterior:** Brick
- **Roof:** Pitched Asphalt Shingles
- **HVAC:** 4 Split Systems / Gas Heat



Satellite View with Property Boundary



High-Traffic Carmel Retail Corridor Aerial

Location & Market Advantages

➤ Surrounded by a Premier Retail Corridor

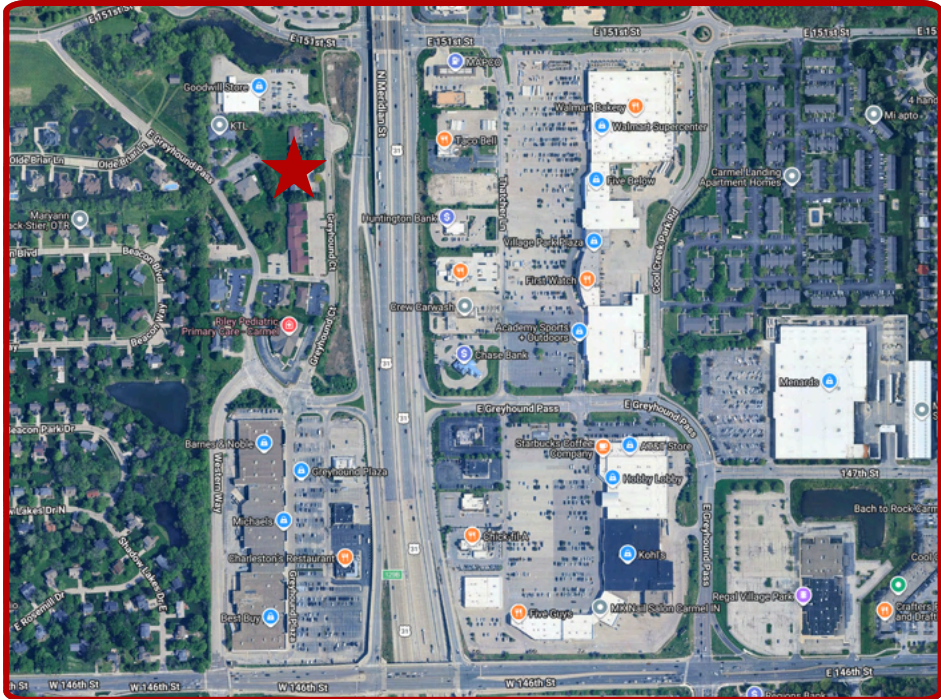


➤ Traffic Counts (AADT)

- **US-31 / N. Meridian Street** 54,000+ AADT
- **US-31 SB Ramp at 151st Street** 10,462 AADT
- **W. 146th Street at US-31 Ramps** 32,811 AADT
- **151st Street west of US-31 SB Ramps** 9,005 AADT
- **US-31 Ramp to Greyhound Pass** 5,055 AADT

➤ Average Household Income

RADIUS	AVERAGE HOUSEHOLD INCOME
1 MILE	\$141,370
3 MILES	\$148,900
5 MILES	\$154,230



Property Location Within Carmel Retail Corridor

Exterior Property Overview



Interior Build-Out Overview



LET'S CONNECT HERE'S HOW WE HELP YOU SUCCEED



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