



The Colony
 10293 N. Meridian St.
 Carmel, IN 46290
 For Lease



THE COLONY
 MEDICAL · PROFESSIONAL · RETAIL

Property Description

Retail, Restaurant, and Office Space Available for Lease at The Colony, which is formerly known as The Green on Meridian. The Colony was designed and built on 4.48 acres in the mid-1980's to have a garden style layout. The two beautiful colonial style three-story brick buildings situated on the property, stand out on the Meridian Corridor. The site provides great visibility and frontage along North Meridian Street and US 31, which is north of the I-465 exit ramp. The Colony enjoys a prominent location just north of the new I-465 exit ramp, one of the busiest exits in greater Indianapolis area with over 80,000 daily travelers. The New Ownership plans to bring the property back to its glory days, with interior and exterior remodeling while keeping the charming look and feel. The grounds will have additional water features, seating areas, fire pits, and more!

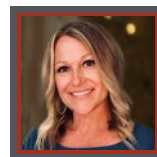
HIGHLIGHTS

- New Ownership
- Newly Renovated 2024
- New Asphalt
- Windows Can Open
- New Exterior Façade/Landscaping
- Visibility on US31
- Minutes from I-465
- High Traffic Corridor

OFFERING SUMMARY

Lease Rate:	Contact Broker
Available Units:	8
Available SF:	1,631 - 4,776 SF
Lot Size:	2.18 Acres
Building Size:	29,079 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,360	27,522	80,155
Total Population	4,994	60,285	187,680
Average HH Income	\$139,838	\$142,227	\$148,877



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Floor Plans



10293 - First Floor Plan Vacancies



10293 - Second Floor Plan Vacancies



10293 - Third Floor Plan Vacancies

■ Available Suite
■ Balcony Window



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Exterior Photos



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Interior Photos - Renovations Underway



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Surrounding Businesses



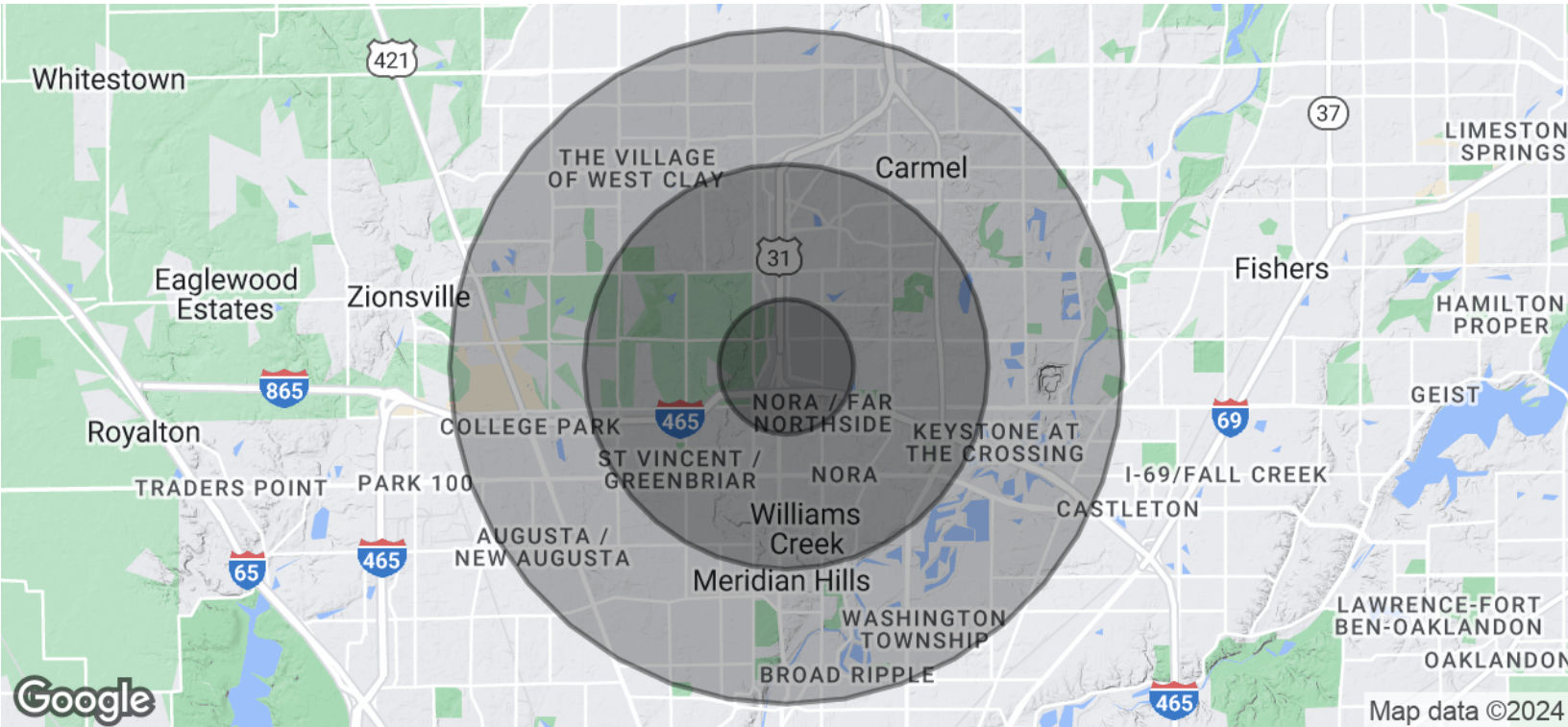
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Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,994	60,285	187,680
Average Age	42	42	41
Average Age (Male)	41	40	39
Average Age (Female)	44	44	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,360	27,522	80,155
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$139,838	\$142,227	\$148,877
Average House Value	\$461,760	\$481,745	\$474,704

Demographics data derived from AlphaMap

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