

FOR SUBLEASE



RETAIL - RESTAURANT

7241 E 146th St. Suite 100, Carmel, IN 46033



OFFERING SUMMARY

LEASE RATE: \$26.78 NNN

AVAILABLE SF: 1,498 SF

POPULATION (5 MI): 170,047

AVG HH INCOME (5 MI): \$125,957

PROPERTY OVERVIEW

Position your business for immediate success at the former Swayzee Loins restaurant in Carmel, IN, a 1,498 SF pristine-condition sublease opportunity with existing FF&E in place—ideal for an operator looking to open quickly with minimal upfront capital. The space sits in a highly visible, high-traffic Carmel corridor and is surrounded by proven, complementary users including Songbird Social House, Don Rigo Mexican Restaurant, Sol Hot Yoga Studio, Yellow Dog Vet Clinic, Epic Coffee, and Function First Chiropractic, driving consistent daily traffic from morning through evening. This is a true plug-and-play restaurant location in a strong suburban market with an established customer base and built-in synergy.



KW COMMERCIAL
8555 N River Road,
Ste. 200
Indianapolis, IN 46240

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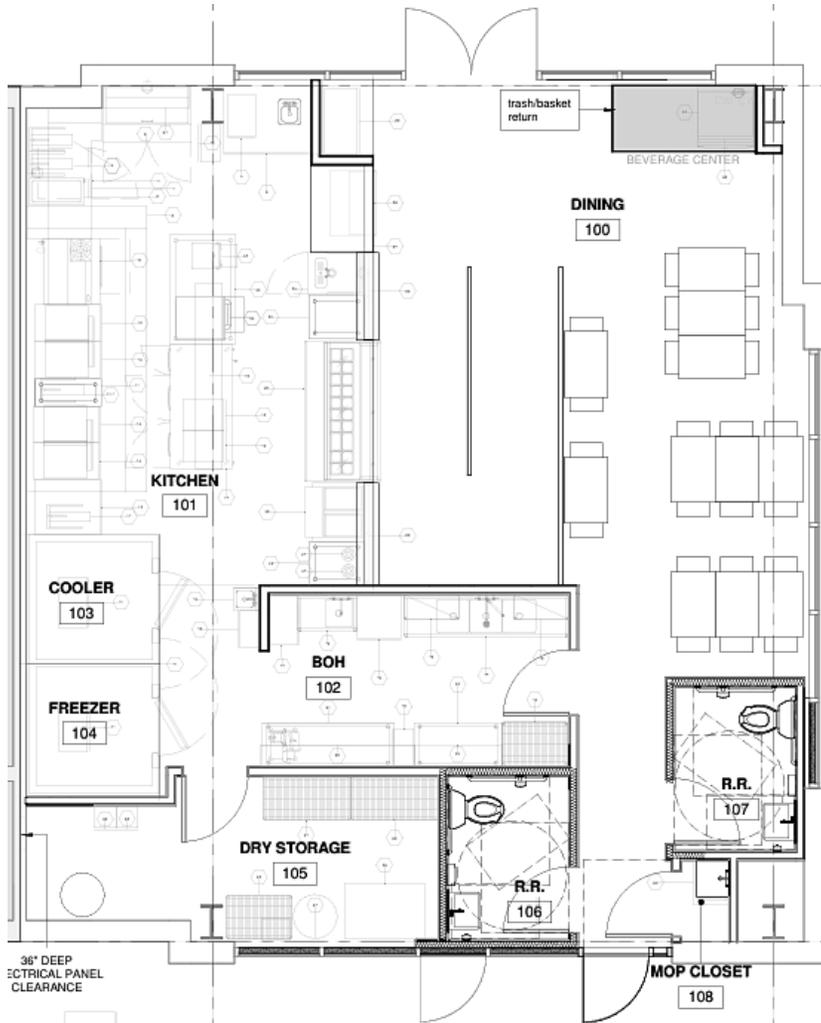
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FLOOR PLAN



POINTS OF INTEREST MAP



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