

3,043 SQ. FT.



ABOUT THE PROPERTY

- Prime retail/medical/professional space in the heart of Carmel, Indiana
- Ample parking & easy building access via storefront parking
- Fastest growing county in Indiana
- Northwest corner of Carmel Dr. & Adams St.

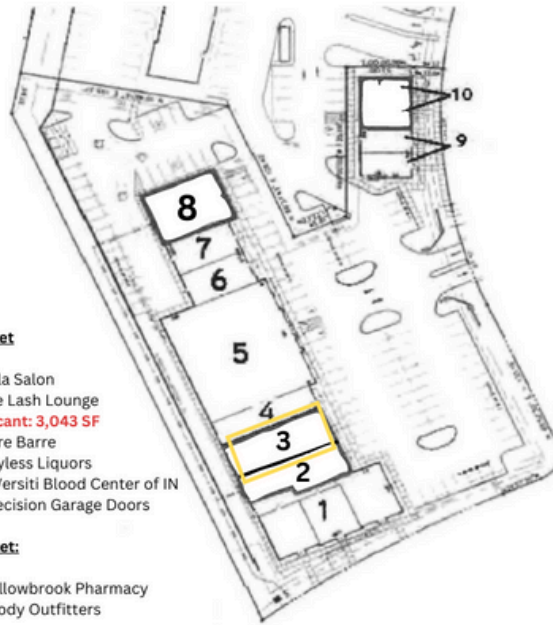
OUR PROPERTY FEATURES

- Parking: 3.96 surface spaces/1,000 sq. ft.
- 175 parking spaces
- Affluent residential market
- Established community & business district nearby

BOARDWALK SHOPPPES

726 Adams Street, Carmel, IN 46032

Boardwalk Shoppes : 30,901 SF
720-726 Adams Street, Carmel, IN 46032



726 Adams Street

- 1: Suite 100: Sola Salon
- 2: Suite 120: The Lash Lounge
- 3: **Suite 125: Vacant: 3,043 SF**
- 4: Suite 130: Pure Barre
- 5: Suite 140 :Payless Liquors
- 6-7: Suite 150: Versiti Blood Center of IN
- 8: Suite 160: Precision Garage Doors

720 Adams Street:

- 9: Suite 100: Willowbrook Pharmacy
- 10: Suite 120: Body Outfitters



OFFERING SUMMARY:

Building Size: 30,901 SQ FT
 Available SQ FT: 3,043 SQ FT
 Lot Size: 2.64 AC
 Constructed: 2008
 Zoning: M3

<u>UNIT</u>	<u>TENANT</u>	<u>SQ FT</u>
110	Sola Salon	5,591 sq ft
120	Lash Lounge	1,963 sq ft
125	Available	3,043 sq ft
130	Pure Barre	1,680 sq ft
140	Payless Liquors	9,000 sq ft
150	Versiti Blood Center	4,584 sq ft
160	Precision Door Service	1,440 sq ft

DAILY TRAFFIC COUNTS

Carmel Drive West	10,728
City Center Drive	8,228
Guilford Road	3,238



DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
POPULATION	11,170	69,649	168,850
HOUSEHOLDS	5,912	27,707	65,712
AVG. HH INCOME	\$97,119	\$134,525	\$135,327
MEDIAN AGE	40.8	41	38.3

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