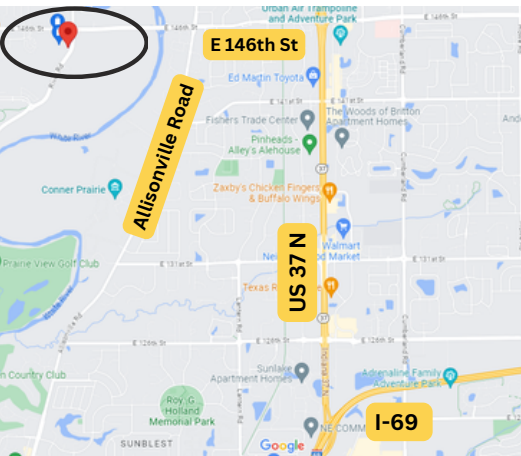


1,440 - 6,534 SQ. FT.



ABOUT THE PROPERTY

- Located in fastest growing county in Indiana, at the signalized intersection of E 146th St and River Road
- Conveniently located behind GetGo gas station
- Current Tenants: Payless Liquors, Salty Dog Reef Supply, F45 Training, Drexel Interiors, Edward Jones, Next Level Games, Golf Sim Studios, SmileCentric, Carmel Eye Care and more!

OUR PROPERTY FEATURES

- [4] Suites Available
- 230 surface parking spaces
- 32,000+ VPD via E 146th St
- Easy access to US 37
- Retail, Medical, Restaurant

RIVER ROAD SHOPPES

14560-14580 River Road, Carmel, IN 46033



OFFERING SUMMARY:

Building Size: 18,284 SF
Available SQ FT: 0 SF
Lot Size: 4.77 AC
Constructed: 2015
Zoning: PUD

UNIT	TENANT	SQ FT
110-130	Golf Sim Studio	4,240 sq ft
150	Payless Liquors	9,804 sq ft
170	Salty Dog Reef Supply	1,440 sq ft
180	La Vie Nails	1,440 sq ft
190	La Michoacana	1,360 sq ft

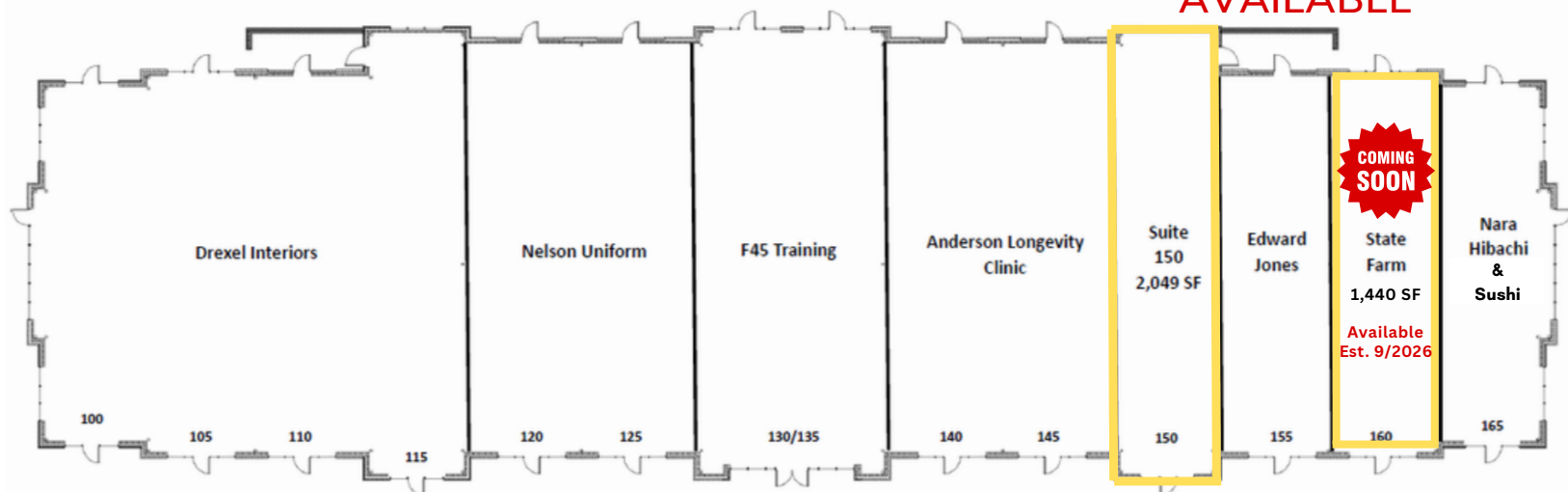
RIVER ROAD SHOPPES

14560-14580 River Road, Carmel, IN 46033

River Road Shoppes : 21,773 SF: Phase 2

14570 River Road, Carmel, IN 46033

**1,440 - 2,049 SQ. FT.
AVAILABLE**

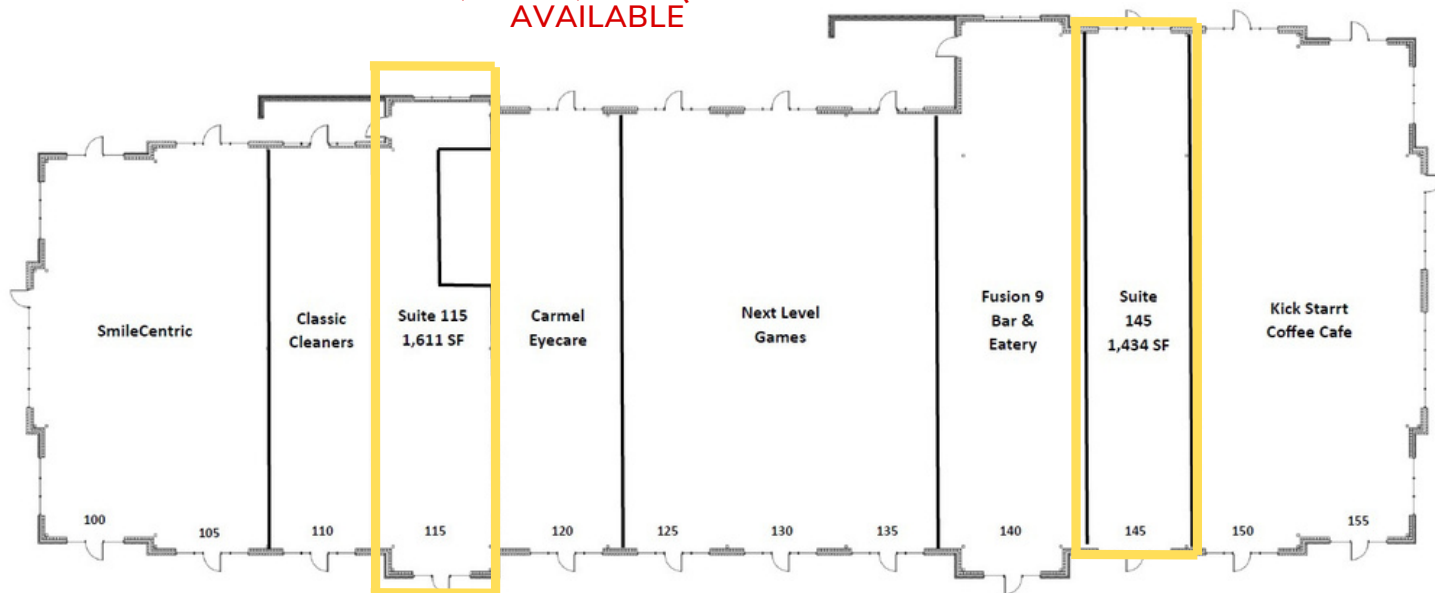


OFFERING SUMMARY:

Building Size: 21,773 SF
Available SQ FT: 3,489 SF
Lot Size: 4.77 AC
Constructed: 2015
Zoning: PUD

UNIT	TENANT	SQ FT
100-115	Drexel Interiors	5,826 sq ft
120-125	911 Uniform	3,273 sq ft
130-135	F45 Training	2,939 sq ft
140-145	Anderson Longev.	2,802 sq ft
150	Available	2,049 sq ft
155	Edward Jones	1,469 sq ft
160	State Farm	1,440 sq ft
165	Nira Hibachi & Sushi	1,419 sq ft

1,434 - 3,045 SQ. FT.
AVAILABLE



OFFERING SUMMARY:

Building Size: 19,732 SF
Available SQ FT: 3,045 SF
Lot Size: 4.77 AC
Constructed: 2015
Zoning: PUD

UNIT	TENANT	SQ FT
100-105	SmileCentric	2,864
110	Classic Cleaner	1,152
115	Available	1,611
120	Carmel Eye Care	2,149
125-135	Next Level Games	4,258
140	Fusion 9 Bar & Eatery	2,794
145	Available	1,434
150-155	Kickstart Coffee & More	3,704

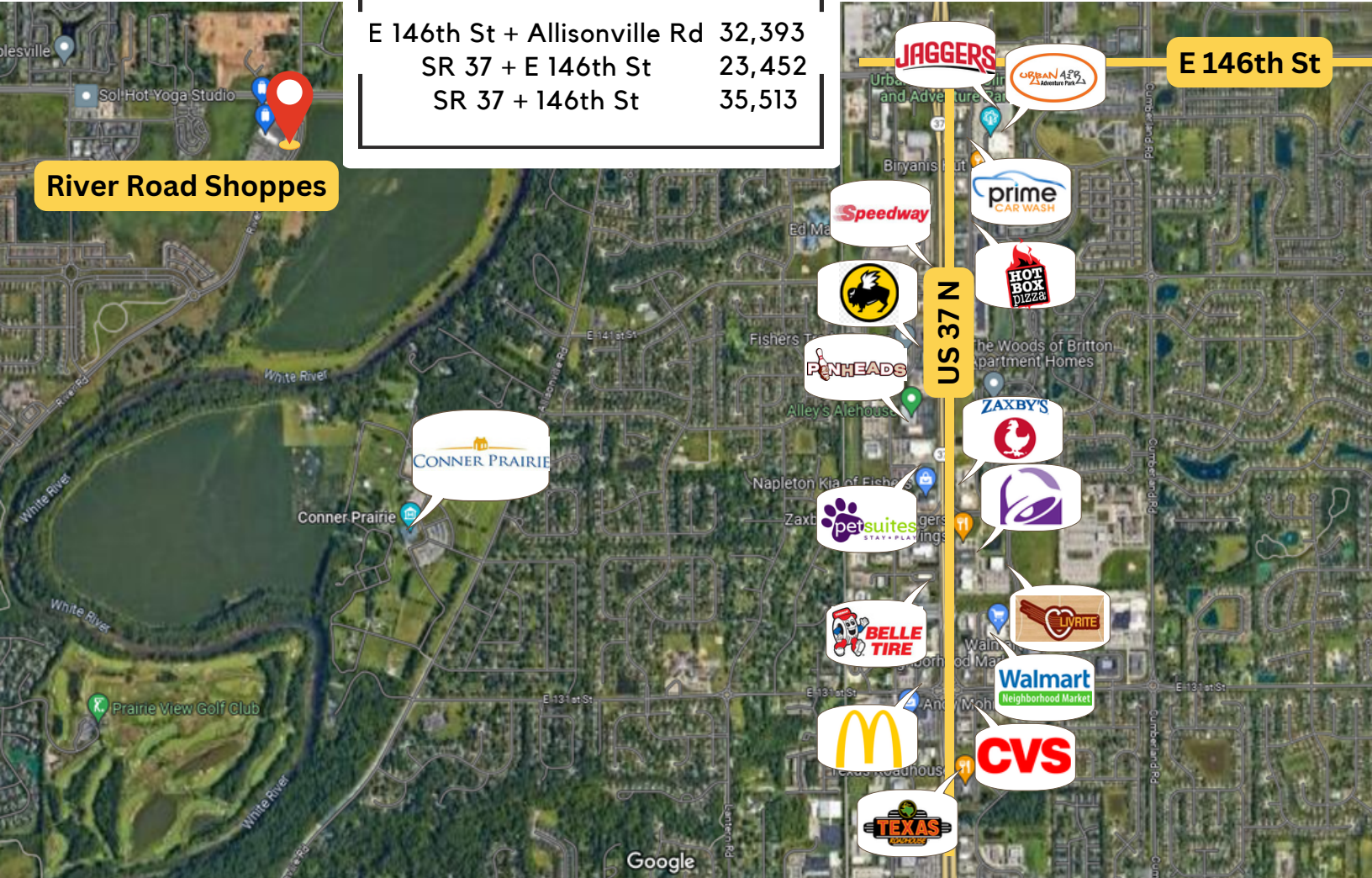
RIVER ROAD SHOPPES

14560-14580 River Road, Carmel, IN 46033

DAILY TRAFFIC COUNTS

E 146th St + Allisonville Rd 32,393
SR 37 + E 146th St 23,452
SR 37 + 146th St 35,513

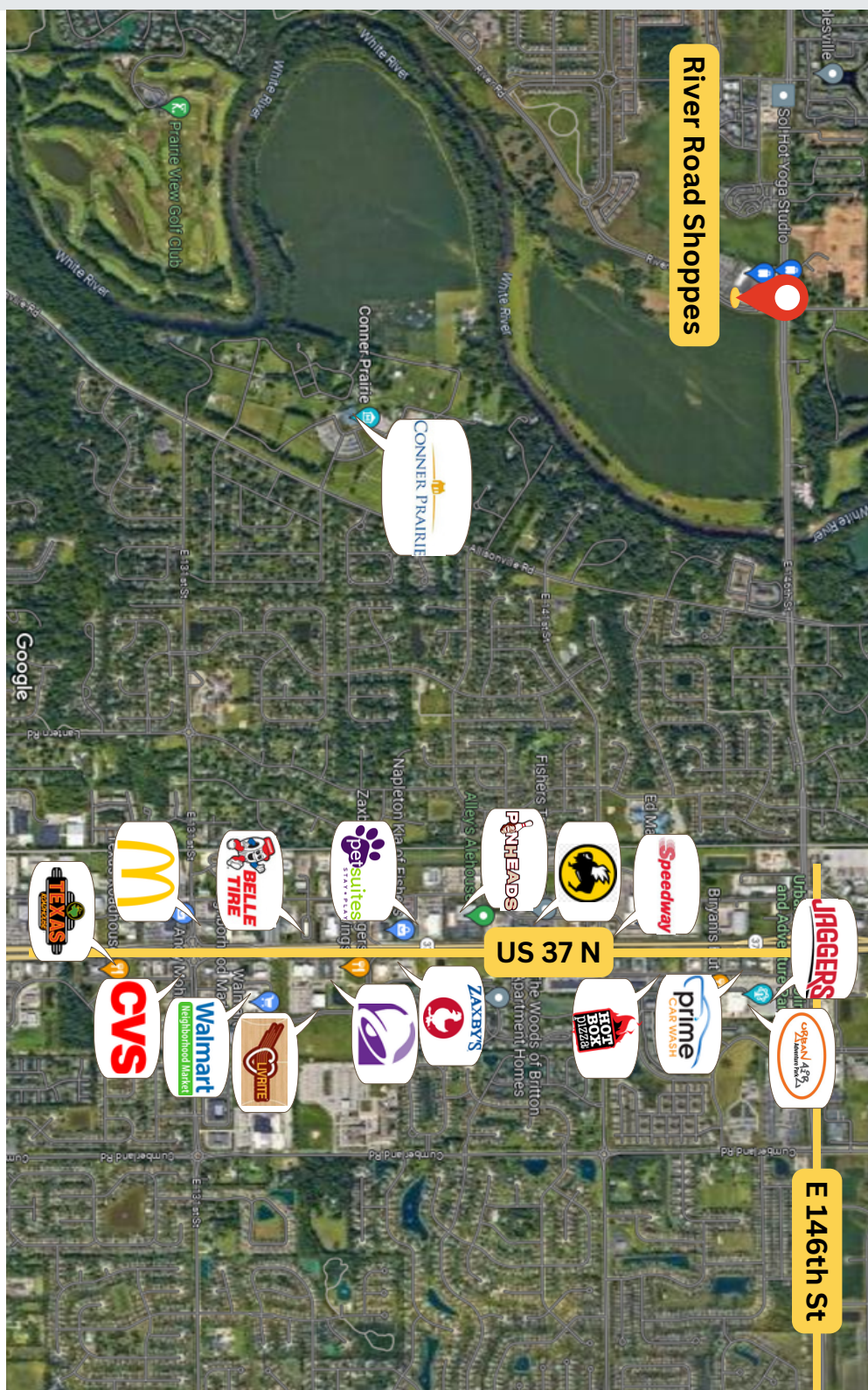
River Road Shoppes



DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
POPULATION	4,879	57,307	168,938
HOUSEHOLDS	1,753	20,861	62,040
AVG. HH INCOME	\$144,481	\$132,105	\$130,048
Median Age	39.5	38.3	36.8

RIVER ROAD SHOPPES

14560-14580 River Road, Carmel, IN 46033



RIVER ROAD SHOPPES

14560-14580 River Road, Carmel, IN 46033

