



RELIANT
PARTNERS

FOR LEASE | THE OVERTURE

1 BLOCK NORTH OF CARMEL DR & S RANGELINE RD

1155 S. Rangeline Road // Carmel, IN 46032 (Hamilton County)

RETAIL/COMMERCIAL SPACE IN THE PROSCENIUM II

2,535 UP TO 4,101± SF



VIEW LOOKING NORTHEAST

COMMERCIAL REAL ESTATE

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RETAIL/COMMERCIAL SPACE | 2,535± SF UP TO 4,101± SF

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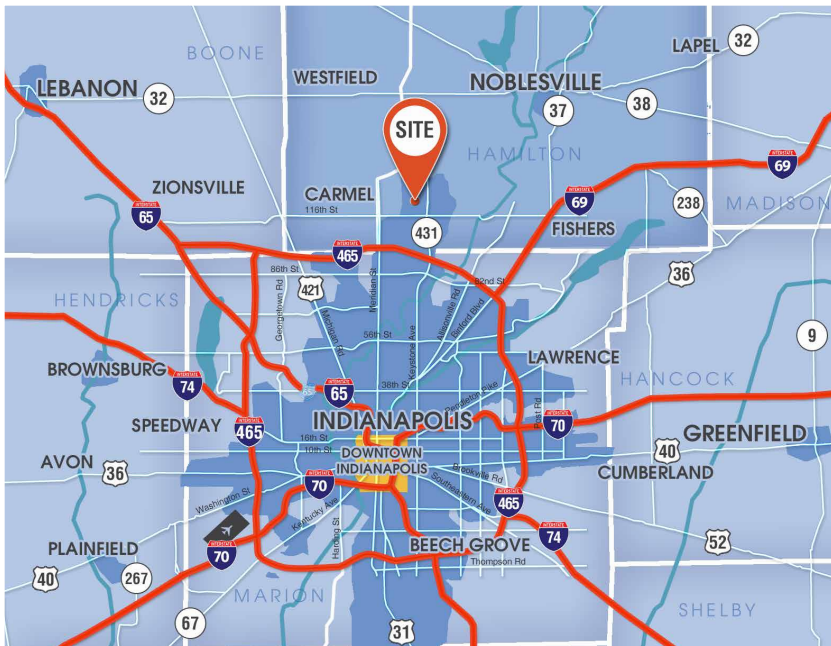
NEW CONSTRUCTION READY FOR BUILD-OUT

PROPERTY FEATURES:

DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE	10 MIN DT
 EST TOTAL POPULATION 2025	11,588	70,528	176,504	86,802
 ADJ DAYTIME DEMOS AGE 16 YEARS+	15,777	78,750	163,207	115,953
 PROJ ANNUAL GROWTH (2025-2030)	1.6%	0.8%	0.6%	0.7%
 AVG HOUSEHOLD INCOME 2025	\$126,922	\$158,769	\$170,185	\$152,460
 EST HOUSEHOLDS 2025	5,522	30,492	73,788	38,474
 MEDIAN AGE 2025	37.7	39.5	39.7	39.0
 ANY COLLEGE (SOME COLLEGE OR HIGHER)	83.9%	87.8%	87.3%	86.7%

- **THE OVERTURE** in The Proscenium II is a new 5-story mixed-use development with 48 apartments, 7 condos and 10,380± SF available of retail/commercial space on the main level.
- **FOR LEASE: Ground Floor Retail/Commercial space available 2,535± SF up to 4,101± SF; total of 14,528± SF.**
- 3 Suites available:
 - » **Suite 110: 4,101± SF**
 - » **Suite 120: 3,744± SF**
 - » **Suite 130: 2,535± SF**
 - » Suite 140: 4,148± SF **LEASED** to Huntington Bank
- Ideal go to location to serve the affluent Carmel community with above average demographics.
- One block north of the Carmel Drive and S Rangeline Road at the NEC of S Rangeline Road & Executive Drive across the street from Kroger.
- Within walking distance of the Monon Trail, and Carmel City Center including many restaurants, services and shops.
- Parking near building in addition to dedicated parking garage with 112 spaces (small number dedicated to tenants and Huntington Bank).
- Located in the heart of the thriving community of Carmel known for upscale shopping, dining, and vibrant culture.
- Hard corner location with high visibility and easy access to and from S Rangeline Road and Executive Drive, ensuring tenant is well-positioned to attract driveby and local customers.
- Less than 6 minutes by car and 23 minutes by foot to the Carmel Arts & Design District.



SCOTT LINDENBERG CCIM // 317.506.7885 // scott@reliantpartners.us

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SITE AERIAL:



*SITE PLAN SUBJECT TO CHANGE.

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