



**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**

# FOR LEASE | THE OVERTURE

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

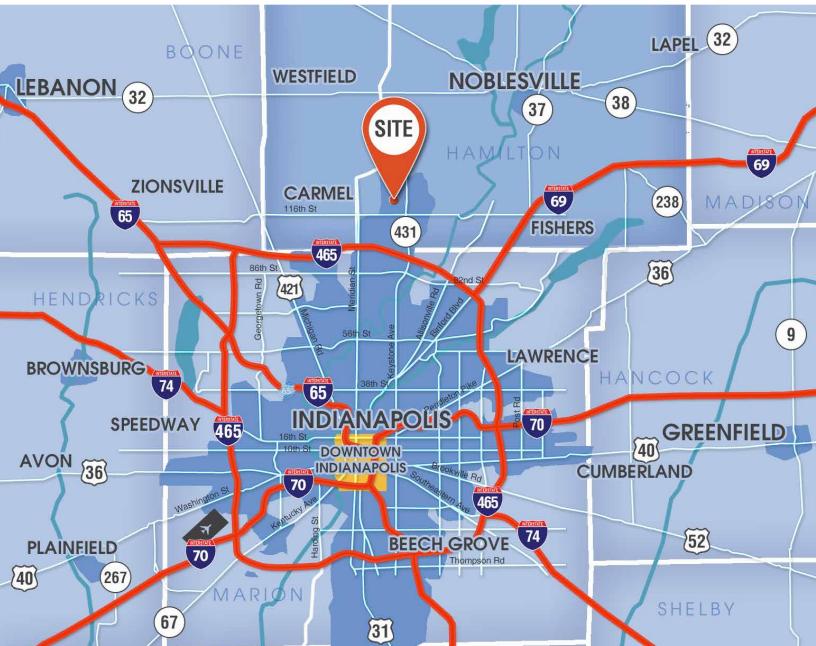
Hamilton County // 1155 S Rangeline Road // Carmel, IN 46032

NEW CONSTRUCTION READY FOR BUILD-OUT

### PROPERTY FEATURES:

#### DEMOGRAPHICS:

|   | 1 MILE    | 3 MILE    | 5 MILE    | 10 MIN DT |
|---|-----------|-----------|-----------|-----------|
| <b>EST TOTAL POPULATION 2025</b>            |           |           |           |           |
| 11,588                                      | 70,528    | 176,504   | 86,802    |           |
| <b>ADJ DAYTIME DEMOS AGE 16 YEARS+</b>      |           |           |           |           |
| 15,777                                      | 78,750    | 163,207   | 115,953   |           |
| <b>PROJ ANNUAL GROWTH (2025-2030)</b>       |           |           |           |           |
| 1.6%  | 0.8%      | 0.6%      | 0.7%      |           |
| <b>AVG HOUSEHOLD INCOME 2025</b>            |           |           |           |           |
| \$126,922                                   | \$158,769 | \$170,185 | \$152,460 |           |
| <b>EST HOUSEHOLDS 2025</b>                  |           |           |           |           |
| 5,522                                       | 30,492    | 73,788    | 38,474    |           |
| <b>MEDIAN AGE 2025</b>                      |           |           |           |           |
| 37.7  | 39.5      | 39.7      | 39.0      |           |
| <b>ANY COLLEGE (SOME COLLEGE OR HIGHER)</b> |           |           |           |           |
| 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 LINDBERG CCIM // 317.506.7885 // scott@reliantpartners.us**

5594 E. 146th Street, Suite 200 // Noblesville, IN 46062 // reliantpartners.us



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SITE AERIAL:



\*SITE PLAN SUBJECT TO CHANGE.

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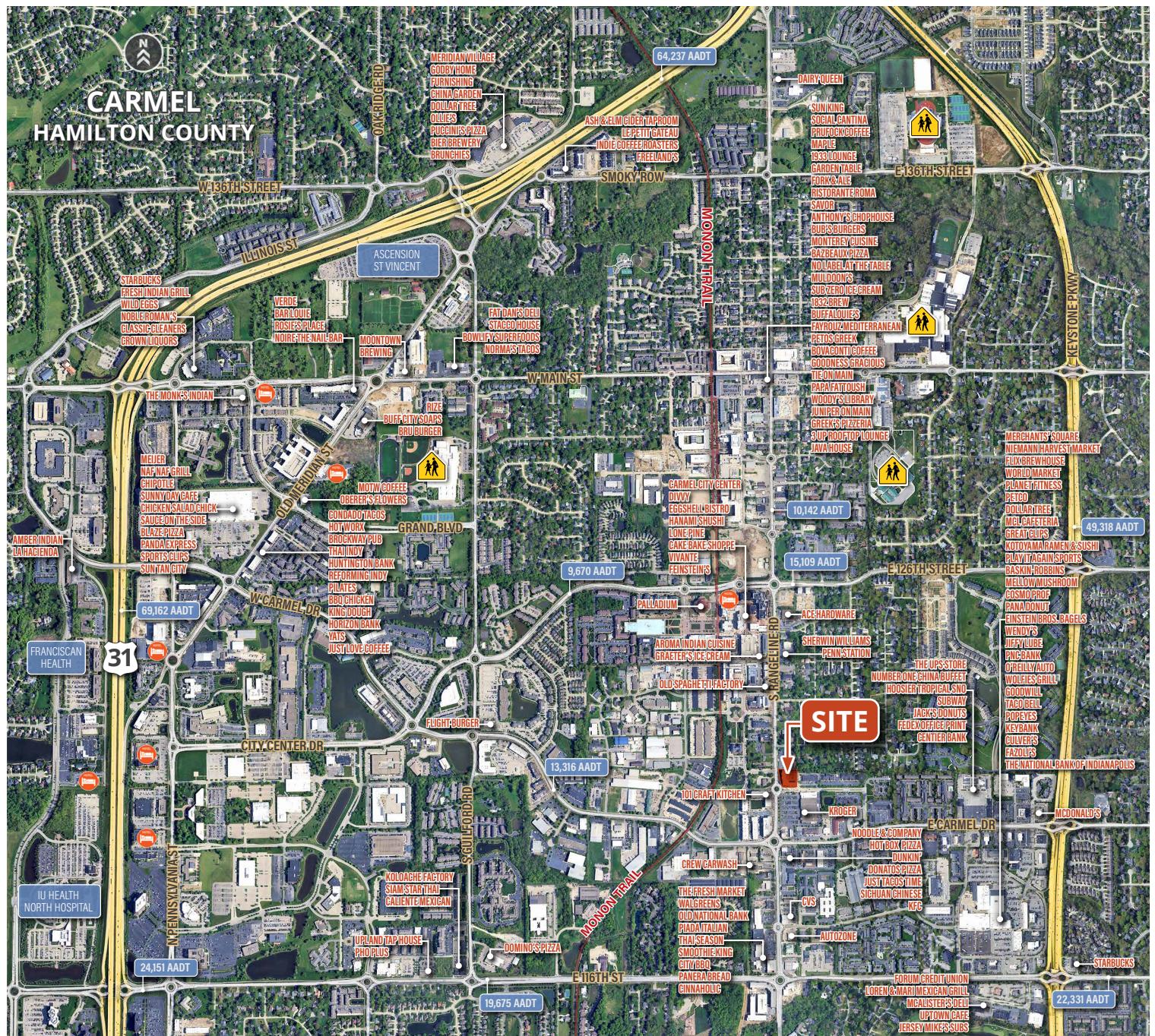


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TRADE AERIAL:



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