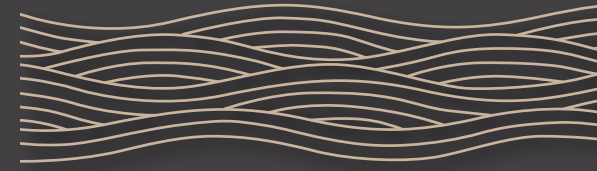


AVISON
YOUNG



LEO AT CARMEL

LEO AT CARMEL



LEO at Carmel is 350 unit development that consisting of 230 single-family attached and detached homes and 120 garden-style apartments, It boasts a 1,500 sf clubhouse with a leasing office and a facility with a fitness center anchoring a 1,950 sf pool. LEO at Carmel was designed with a focus on the new urbanism principle of walkability, incorporating pedestrian-friendly features that foster connectivity and community. The district features 5,828 sf of ground floor retail within one of the four-story apartment building and 2.7 acres of retail outlets with frontage along 146th Street, a major east-west corridor, which connects US-31 and I-69. A signalized intersection at 146th Street and Community drive allows for easy ingress/egress to the development.

5,828 sf

ground floor retail
available

6,491

total population
(1-Mile)

2,235

total households
(1-Mile)

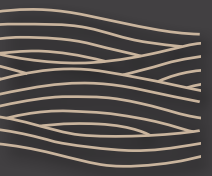
\$148,321

1-mile average
household income

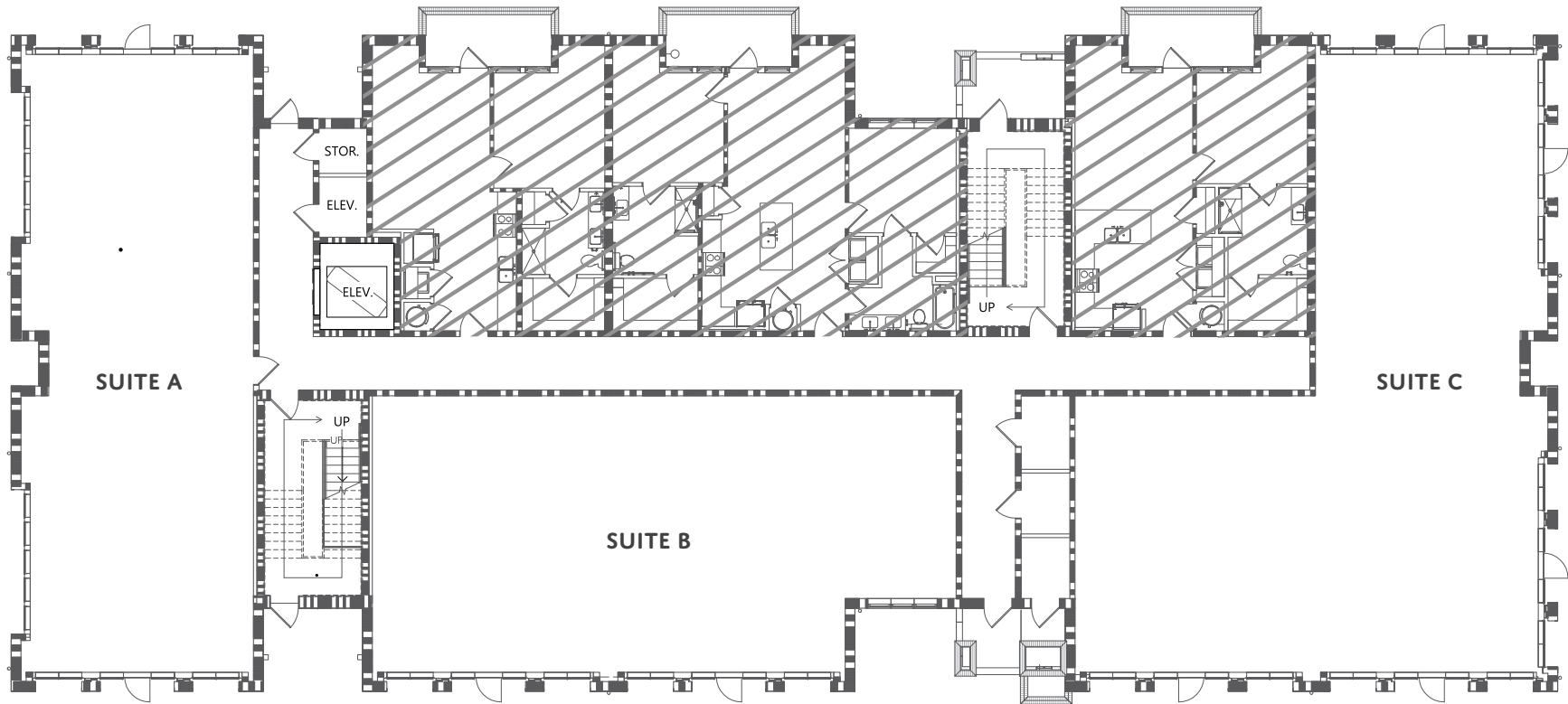
25,750

vehicles per day
along 146th St





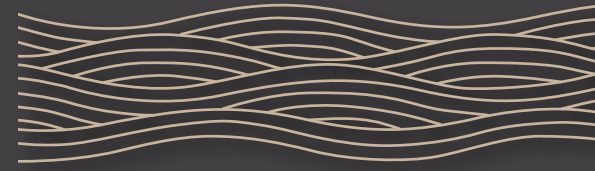
FLOORPLAN



5,828 SF OF GROUND FLOOR RETAIL - DELIVERING FALL 2026

SUITE A 1,631 sf SUITE B 1,800 sf SUITE C 2,397 sf

LEGACY OVERVIEW



Legacy of Carmel is a 400 acre master-planned mixed-use district which seamlessly blends single and multi-family residential with office and retail to create a one-of-a-kind community. Legacy comprises of 8 neighborhoods and 742 homes and 364 apartment units with an additional 350 housing units coming by 2025. The community also features over 80 acres of green space and walking/bike trails throughout. Legacy of Carmel is strategically located between US-31 and I-69, which allows unparalleled access to Carmel and surrounding cities. A rich dining and retail amenity base is bolstered with several nearby entertainment amenities include Conner Praire, Top Golf, three golf courses, Pinheads, Urban Air Trampoline and Adventure Park, Fisher's Nickleplate District, and multiple community parks.

CARMEL, INDIANA

Carmel is located minutes north of Indianapolis, and has repeatedly been named one of the "Best Places to Live in America" by Money magazine and Niche.com. It's no surprise with things to do like discover a world-renowned arts scene, taste the local food options and explore hundreds of miles of walking and biking trails. Carmel's school district, Carmel Clay Schools, is a nationally recognized public school district that serves over 16,000 students and 2,400 staff across 15 school sites in Carmel, Indiana. The district is rated A by the Indiana Department of Education and has been awarded 11 National Blue Ribbon Awards, a widely recognized symbol of exemplary teaching and learning. In addition to academic excellence, its students are involved in hundreds of academic, athletic, performing arts, and extracurricular activities and clubs throughout their educational experience.

#1 Best Small City in America

WalletHub 2023

#4 Safest City in Indiana and #1 for populations of 50,000-plus

Safewise 2023

#2 Safest Suburb in the U.S.

SmartAsset 2023

#1 Most Affordable Safe Suburb

SmartAsset 2023

#1 Best Place to Live in Indiana

Niche 2023

#3 Best Places to Live in the U.S. and #1 in the Midwest

Livability 2023

#1 Place with the Best Public Schools in Indiana

Niche 2022

#1 Holiday Market in the USA

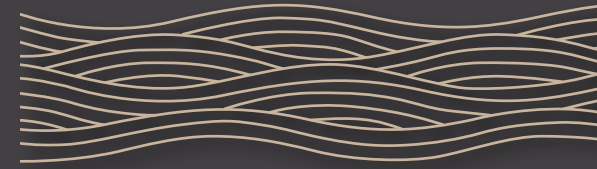
USA Today's 10 Best 2023



LEGACY OVERVIEW



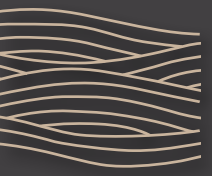
DEMOGRAPHICS



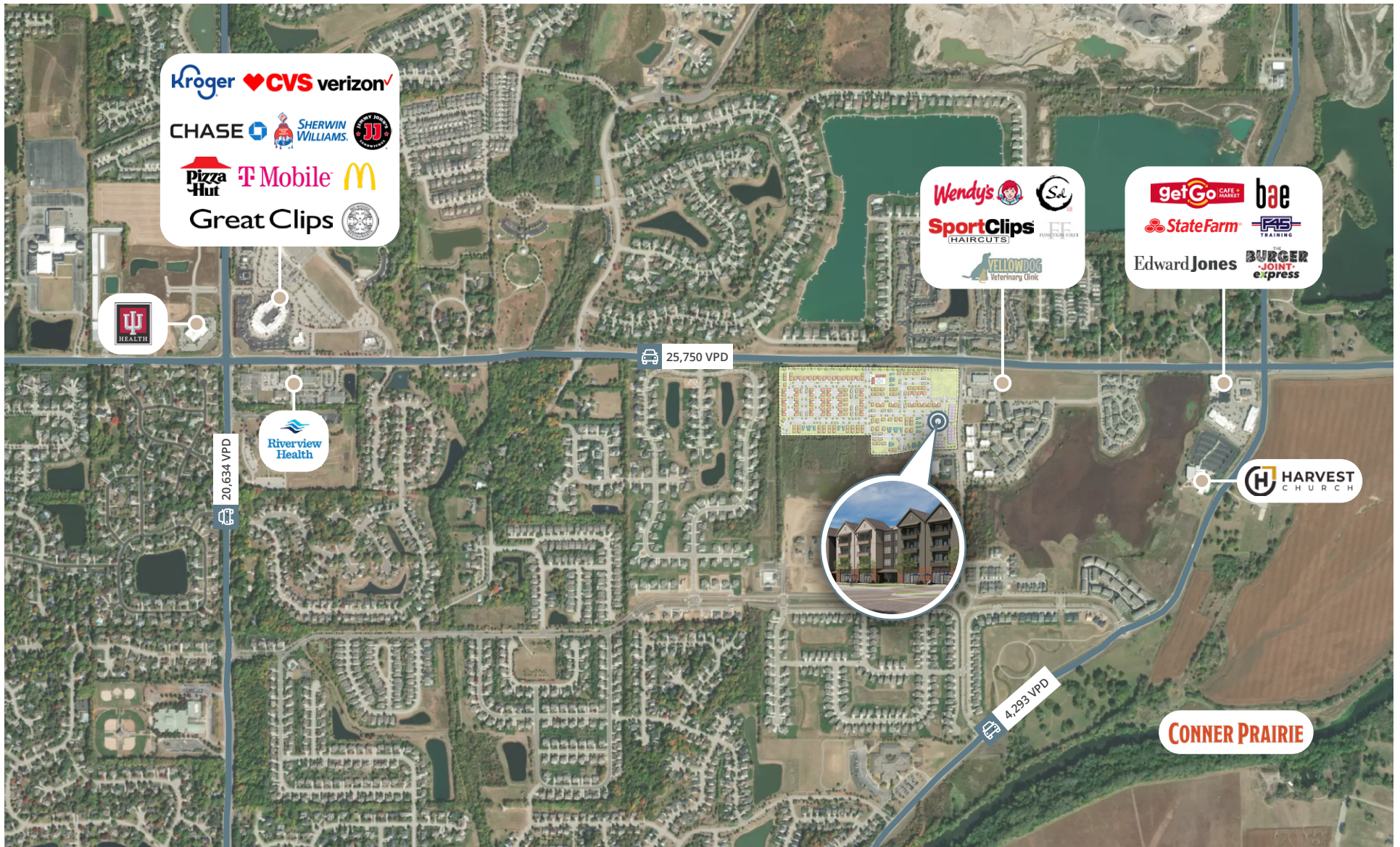
	1 MILE	2 MILES	3 MILES
POPULATION			
2023 total population	6,491	21,602	54,718
2028 total population projection	7,059	23,169	58,454
Median age	38.7	39.3	39.3
Daytime employment	353	2,682	14,554
Bachelor's degree or higher	58%	61%	61%
HOUSEHOLD & INCOME			
2023 total households	2,235	7,471	19,685
2028 Household Projection	2,429	8,022	21,064
Owner occupied households	2,084	7,013	17,281
Average household size	2.9	2.9	2.8
Average household income	\$148,321	\$152,398	\$142,716
Total consumer spending	\$96,700,263	\$331,658,687	\$831,853,055
HOUSING			
Median home value	\$394,999	\$360,052	\$325,881
Median year built	2006	2002	1999

NOTABLE NEARBY NEIGHBORHOODS

Ashmore Trace - 67	Lochaven - 264
Ashton - 120	Lynnwood at Plum Creek - 54
Avian Glen - 221	Maple Ridge - 32
Briarstone - 44	Moffitt Farms - 140
Briarwood - 36	Mohawk Crossing - 154
Bridlewood - 137	Plum Creek Farms - 224
Brooks Landing - 73	Plum Creek Ridge - 138
Brookshire - 386	Prairie Landing - 79
Brookshire Lakes - 69	Quail Run - 59
Brookshire North - 186	Silver Thorne - 157
Chapman's Claim - 94	Smokey Knoll - 172
Cherry Creek Estates - 349	Smokey Ridge - 138
Cool Creek North - 527	Spring Creek - 141
Cottages at Waterford - 90	Stone Haven - 181
Delaware Commons - 51	The Bridgewater Club - 656
Delaware Trace - 136	The Lakes at Hazel Dell - 278
East Haven - 169	The Meadows at Hazel Dell - 67
Emerald Crest - 114	Townes at Noble West - 100
Foster Estates - 292	Twin Oaks - 334
Grandin Hall - 55	Valleybrook - 68
Gray Oaks - 40	Windpointe - 98
Holston Hills - 72	Woodfield - 189
Kingsley - 156	Woodgate - 152
Legacy Flats - 57	Worthington Estates - 62
Legacy Ridge - 107	



TRADE AREA AMENITIES



**AVISON
YOUNG**

FOR ADDITIONAL INFORMATION:

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