



The Colony  
 10291 N. Meridian St.  
 Carmel, IN 46290  
 For Lease



**THE COLONY**

MEDICAL • PROFESSIONAL • RETAIL

**Property Description**

Retail, Restaurant, and Office Space Available for Lease at The Colony, which is formerly known as The Green on Meridian. The Colony was designed and built on 4.48 acres in the mid-1980's to have a garden style layout. The two beautiful colonial style three-story brick buildings situated on the property, stand out on the Meridian Corridor. The site provides great visibility and frontage along North Meridian Street and US 31, which is north of the I-465 exit ramp. The Colony enjoys a prominent location just north of the new I-465 exit ramp, one of the busiest exits in greater Indianapolis area with over 80,000 daily travelers. The New Ownership plans to bring the property back to its glory days, with interior and exterior remodeling while keeping the charming look and feel. The grounds will have additional water features, seating areas, fire pits, and more!

**HIGHLIGHTS**

- New Ownership
- Newly Renovated 2024
- New Asphalt
- Windows Can Open
- Visibility on US31
- Minutes from I-465
- High Traffic Corridor
- New Exterior Façade/Landscaping
- Over 1,000 rooms within a 1-mile radius
- Over 2,000 rooms within a 3-mile radius

**SURROUNDING HOTELS**

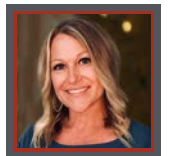
- The Element: ..... 210 Rooms
- The Comfort Inn: ..... 80 Rooms
- Sonesta Select Indpls Carmel:.... 149 Rooms
- Holiday Inn:..... 171 Rooms
- Drury Plaza:..... 303 Rooms
- Staybridge Suites: ..... 119 Rooms

**OFFERING SUMMARY**

Lease Rate:	Contact Broker
Available Units:	6
Available SF:	2,166 - 4,977 SF
Lot Size:	2.18 Acres
Building Size:	29,079 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,360	27,522	80,155
Total Population	4,994	60,285	187,680
Average HH Income	\$139,838	\$142,227	\$148,877

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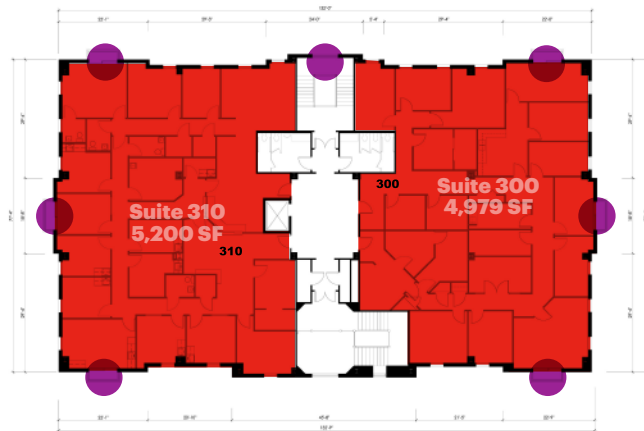
Floor Plans



10291 - First Floor Plan Vacancies



10291 - Second Floor Plan Vacancies



10291 - Third Floor Plan Vacancies

■ Available Suite  
■ Balcony Window



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## Exterior Photos | Renovations Underway



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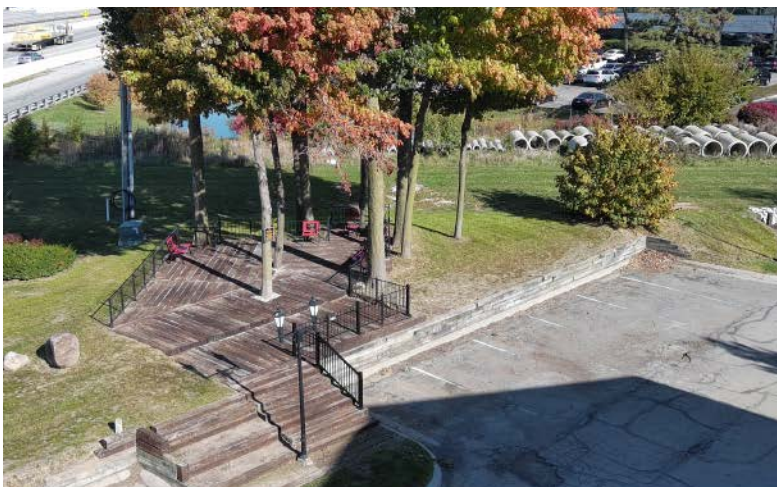
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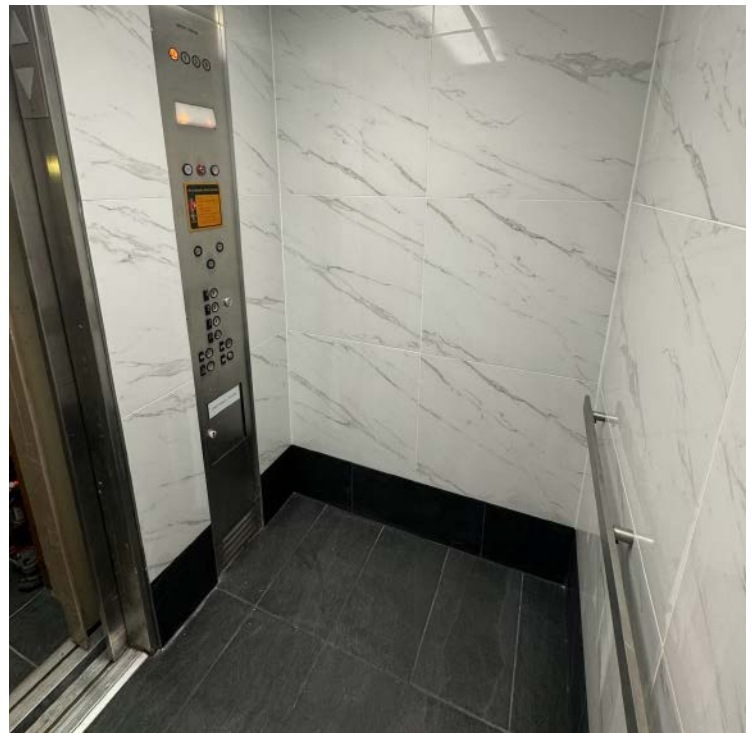
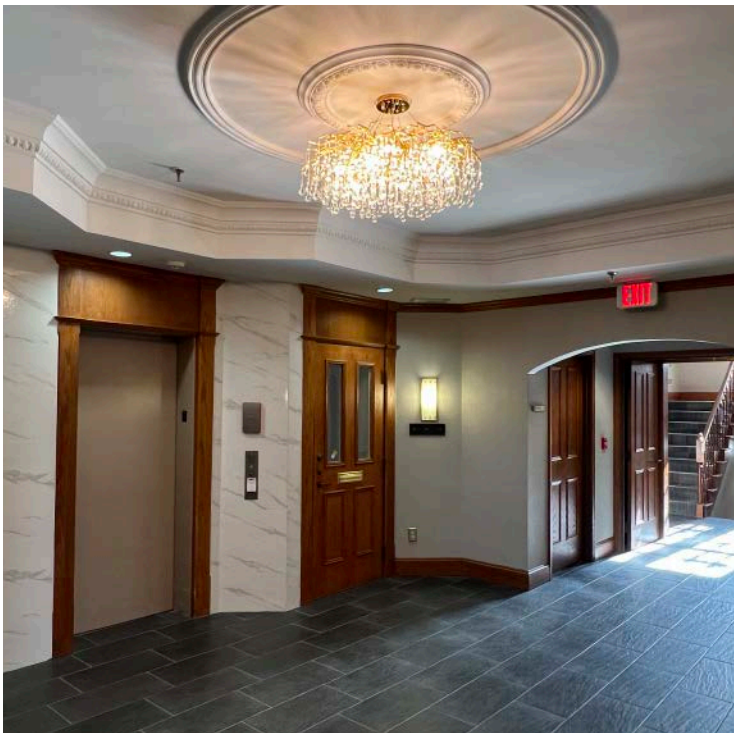
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## Interior Photos - Renovations Underway



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### Surrounding Businesses



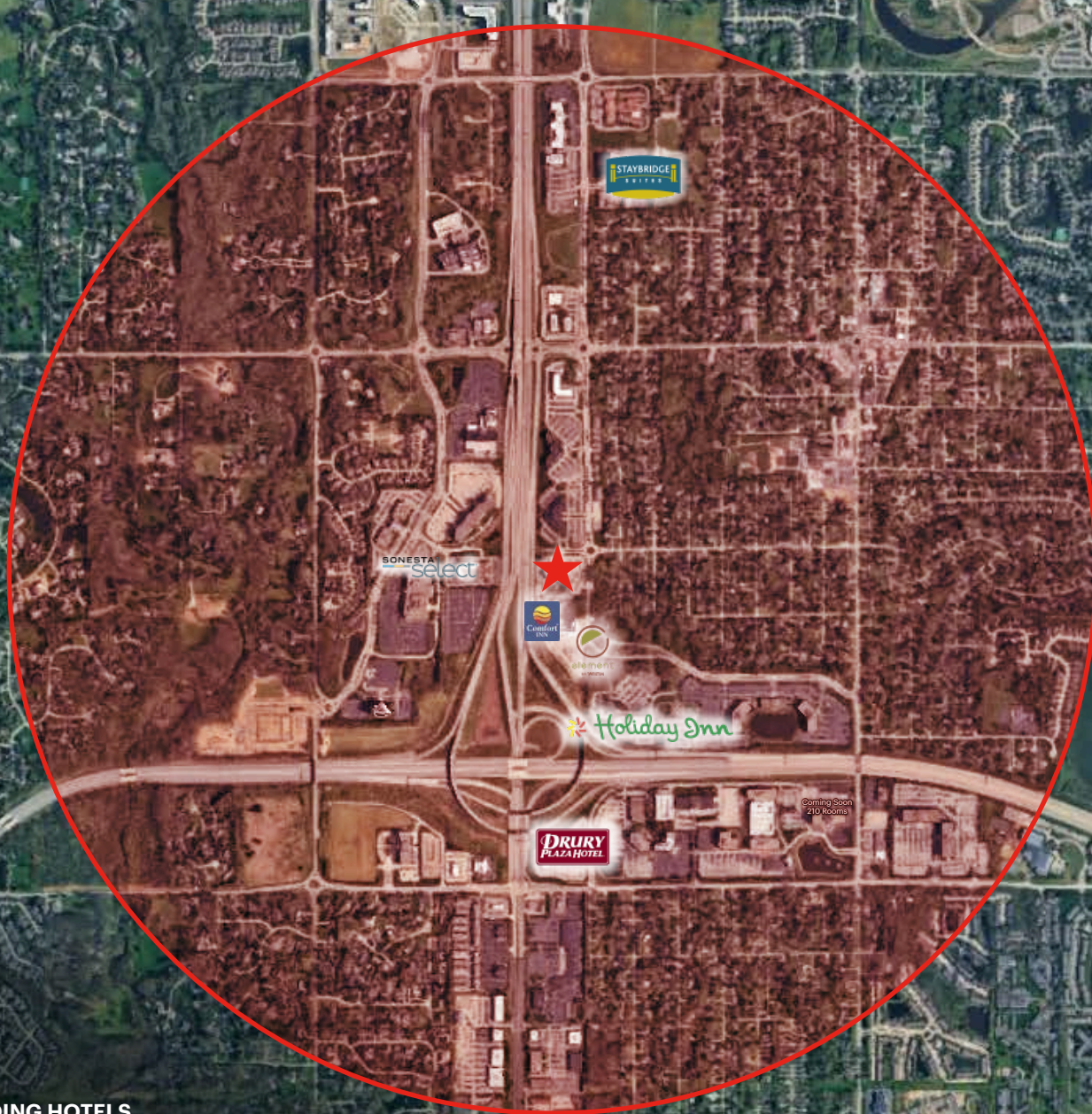
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Surrounding Hotels - One Mile Radius



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Sonesta Select Indianapolis Carmel:.....	149 Rooms
Holiday Inn:.....	171 Rooms
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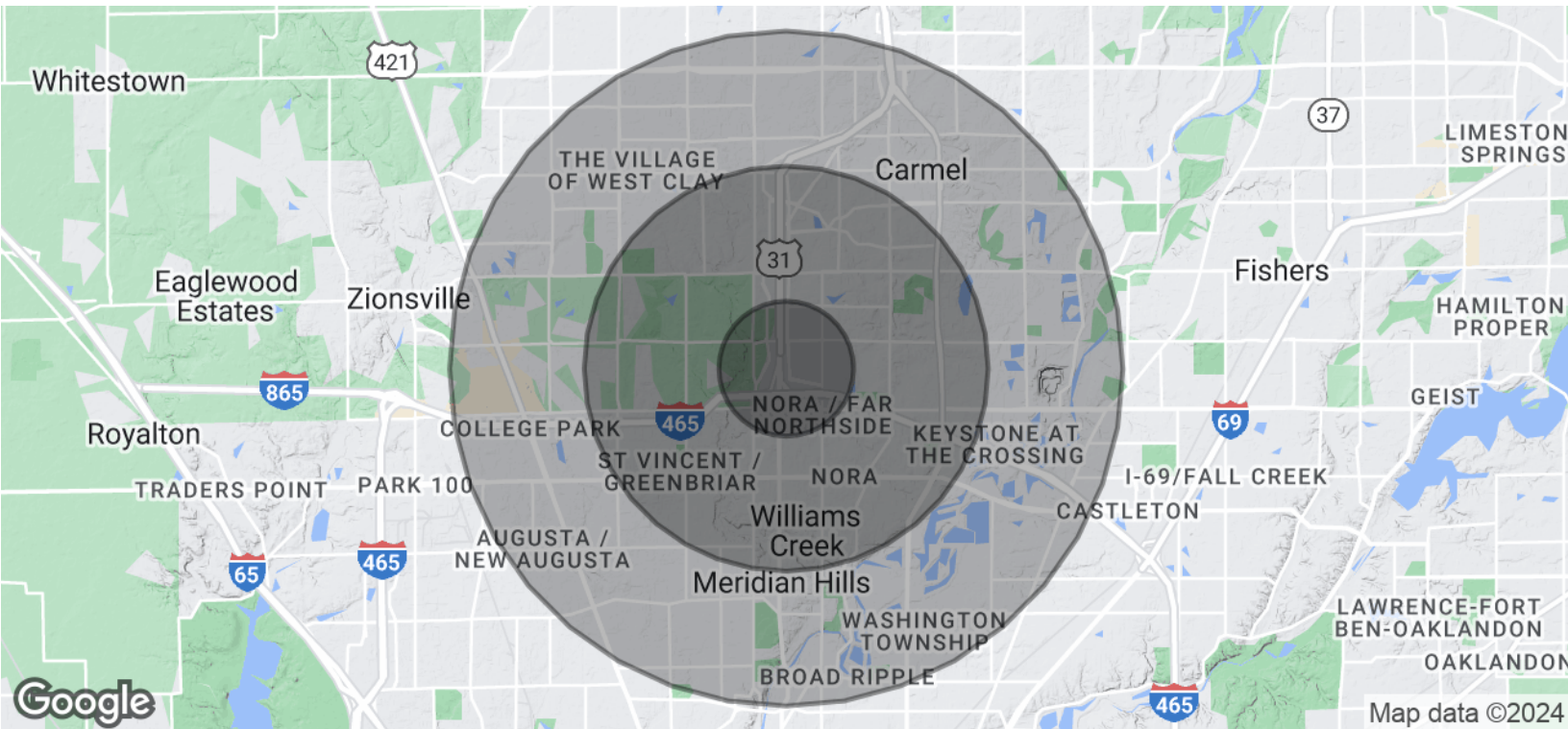
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## Demographics



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	4,994	60,285	187,680
Average Age	42	42	41
Average Age (Male)	41	40	39
Average Age (Female)	44	44	42
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	2,360	27,522	80,155
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$139,838	\$142,227	\$148,877
Average House Value	\$461,760	\$481,745	\$474,704

Demographics data derived from AlphaMap

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