

LAND FOR SALE

0 WESTON POINTE DR

0 WESTON POINTE DRIVE, CARMEL, IN 46032



FOR SALE

KW INDY METRO NORTHEAST

8555 N River Road, Ste 200
Indianapolis, IN 46240



Each Office Independently Owned and Operated

PRESENTED BY:

SHARON THOMPSON

Executive Director

O: (317) 564-7160

C: (317) 607-0884

sharonthompson@kw.com

RB#14044406, Indiana

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WEST CARMEL RETAIL LOT

WESTON POINTE DRIVE



OFFERING SUMMARY

PRICE:	\$899,000
LOT SIZE:	1.0 Acre
ZONING:	Urban B-2
APN:	29-13-06-000-033.602-018
LEGAL DESCRIPTION	ACREAGE 1.00, SECTION 6, TOWNSHIP 17, RANGE 3

PROPERTY OVERVIEW

Don't miss one of the last remaining retail outlots available in West Carmel! Situated in the Weston Pointe Shopping Center, this property is near Huntington Bank, Firestone Tires, Woodhouse Day Spa, Stone Creek Dining, Hotbox Pizza, and Gaymen Dentistry. Its prime location is minutes north of Ascension Medical Group St. Vincent-Zionsville, Kroger, and Target.

This highly visible lot offers the flexibility to design and build your own retail or custom facility, making it a perfect site for medical offices, national brands, or local retail businesses. With shared parking available in the center, the property provides convenience for both tenants and visitors.

The surrounding area is booming, with a median household income exceeding \$118,000 within a 3-mile radius. New apartment complexes are visible in nearly every direction for a growing customer base.

Build in one of Indiana's fastest-growing regions, where established retail and exceptional demographics combine to offer outstanding potential for growth.

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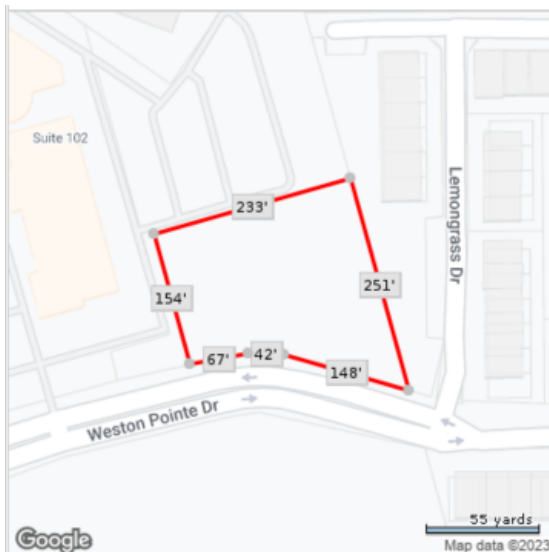


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PROPERTY PHOTOS

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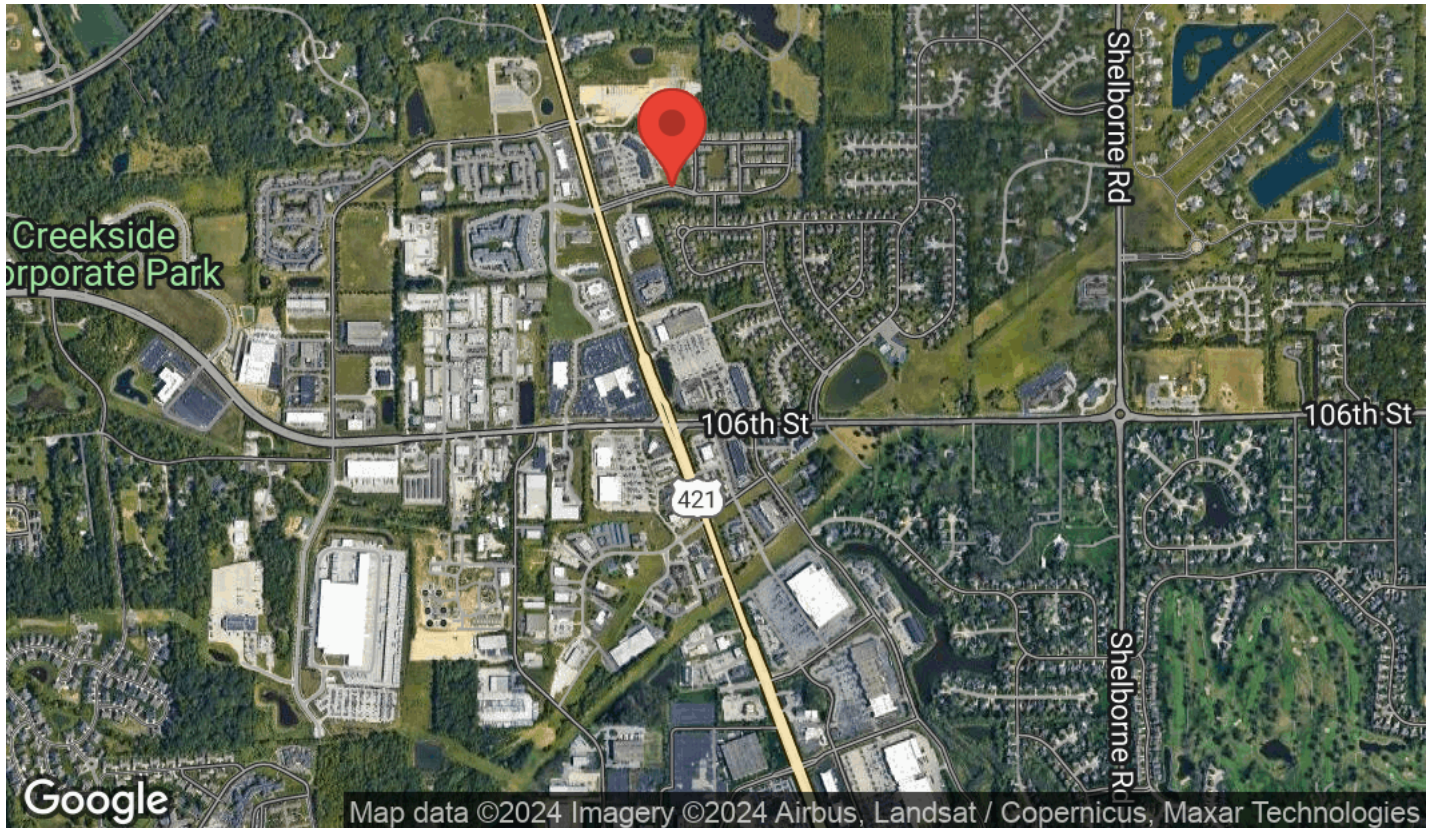
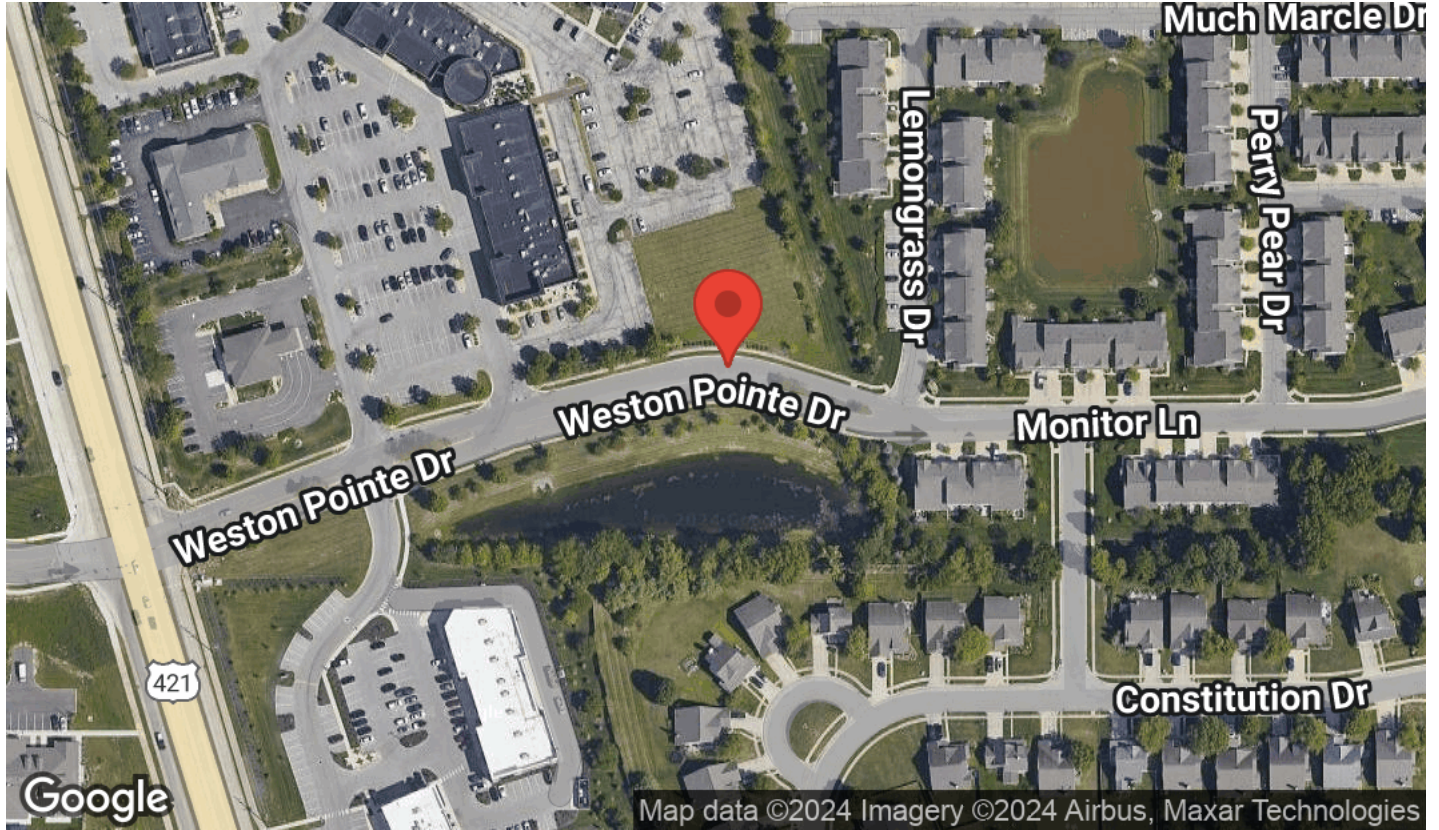


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LOCATION MAPS

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Demographic Summary Report

West Carmel Retail Lot 0 Weston Pointe Dr, Carmel, IN 46032

Building Type: **Land** Total Available: **0 SF**
 Class: - % Leased: **0%**
 RBA: - Rent/SF/Yr: -
 Typical Floor: -



Radius	3 Mile		5 Mile		10 Mile	
Population						
2029 Projection	45,681		127,703		505,627	
2024 Estimate	41,614		119,429		480,518	
2020 Census	40,029		115,978		471,801	
Growth 2024 - 2029	9.77%		6.93%		5.23%	
Growth 2020 - 2024	3.96%		2.98%		1.85%	
2024 Population by Hispanic Origin	1,778		7,543		41,056	
2024 Population	41,614		119,429		480,518	
White	30,187	72.54%	76,419	63.99%	302,401	62.93%
Black	3,215	7.73%	20,369	17.06%	97,038	20.19%
Am. Indian & Alaskan	60	0.14%	363	0.30%	1,841	0.38%
Asian	4,992	12.00%	11,121	9.31%	25,425	5.29%
Hawaiian & Pacific Island	6	0.01%	23	0.02%	118	0.02%
Other	3,154	7.58%	11,135	9.32%	53,695	11.17%
U.S. Armed Forces	34		100		371	
Households						
2029 Projection	17,633		49,381		202,168	
2024 Estimate	16,195		46,544		193,162	
2020 Census	15,726		45,663		190,838	
Growth 2024 - 2029	8.88%		6.10%		4.66%	
Growth 2020 - 2024	2.98%		1.93%		1.22%	
Owner Occupied	11,679	72.11%	30,503	65.54%	118,725	61.46%
Renter Occupied	4,516	27.89%	16,041	34.46%	74,438	38.54%
2024 Households by HH Income	16,193		46,544		193,163	
Income: <\$25,000	1,288	7.95%	4,858	10.44%	20,598	10.66%
Income: \$25,000 - \$50,000	1,723	10.64%	6,396	13.74%	33,992	17.60%
Income: \$50,000 - \$75,000	2,080	12.85%	6,208	13.34%	33,886	17.54%
Income: \$75,000 - \$100,000	1,785	11.02%	5,646	12.13%	24,388	12.63%
Income: \$100,000 - \$125,000	1,640	10.13%	4,194	9.01%	19,150	9.91%
Income: \$125,000 - \$150,000	914	5.64%	2,726	5.86%	12,376	6.41%
Income: \$150,000 - \$200,000	1,875	11.58%	5,444	11.70%	18,915	9.79%
Income: \$200,000+	4,888	30.19%	11,072	23.79%	29,858	15.46%
2024 Avg Household Income	\$155,733		\$137,874		\$115,063	
2024 Med Household Income	\$118,604		\$100,978		\$83,309	

