

PEACOCK
COMPANIES
commercial real estate

FOR LEASE

3,973± SF RETAIL AVAILABLE

Hamilton County | SEC of 116th St & Rangeline Rd

1701 E 116th Street | Carmel, IN 46032

**NEWLY CONSTRUCTED
MULTI-TENANT BUILDING**

GREAT LOCATION AT 116TH STREET & RANGELINE ROAD



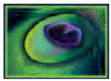
CARMEL
Hamilton County

3,973± SF

MUSE CARMEL

Mixed Use Development
278 Residential Units, Retail/
Restaurant Space (27,000± SF)

EXCELLENT OPPORTUNITY AT NEWLY UPDATED INTERSECTION IN THE HEART OF CARMEL



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FOR LEASE | NEW MULTI-TENANT BUILDING 3,973± SF RETAIL SPACE AVAILABLE

SEC of 116th Street & Rangeline Road | 1701 E. 116th Street | Carmel, IN 46032 | Hamilton County

EXCELLENT OPPORTUNITY AT IMPROVED INTERSECTION UNDERGOING REDEVELOPMENT

PROPERTY FEATURES:

- **FOR LEASE 3,973± SF RETAIL SPACE IN NEWLY CONSTRUCTED MULTI-TENANT BUILDING**
- Great visibility and access from both E 116th St & Rangeline Rd/Westfield Blvd at new round-about
- Excellent corner location at the SEC of 116th Street (east-west connector) and Westfield Blvd
- New mixed-use Kite development (Muse Carmel) with residential and commercial across from site
- Building tenants include: BMO Harris Bank and Smile 'n Style Dental
- Corridor national tenants include: Fresh Market, Walgreens, Speedway, AutoZone, Firestone, Crew Carwash, Kroger, CVS, American Mattress, VCA, Jiffy Lube, & more
- National restaurateurs include: Panera, Piada Italian, City BBQ, Smoothie King, KFC, Dunkin', Donatos Pizza, Hot Box Pizza, Noodles & Company, and local restaurateurs
- Strong demographics and traffic counts in a historically stable area in consistently growing Hamilton County

DEMOGRAPHIC SNAPSHOT (3 MILE):



TOTAL POPULATION
64,459



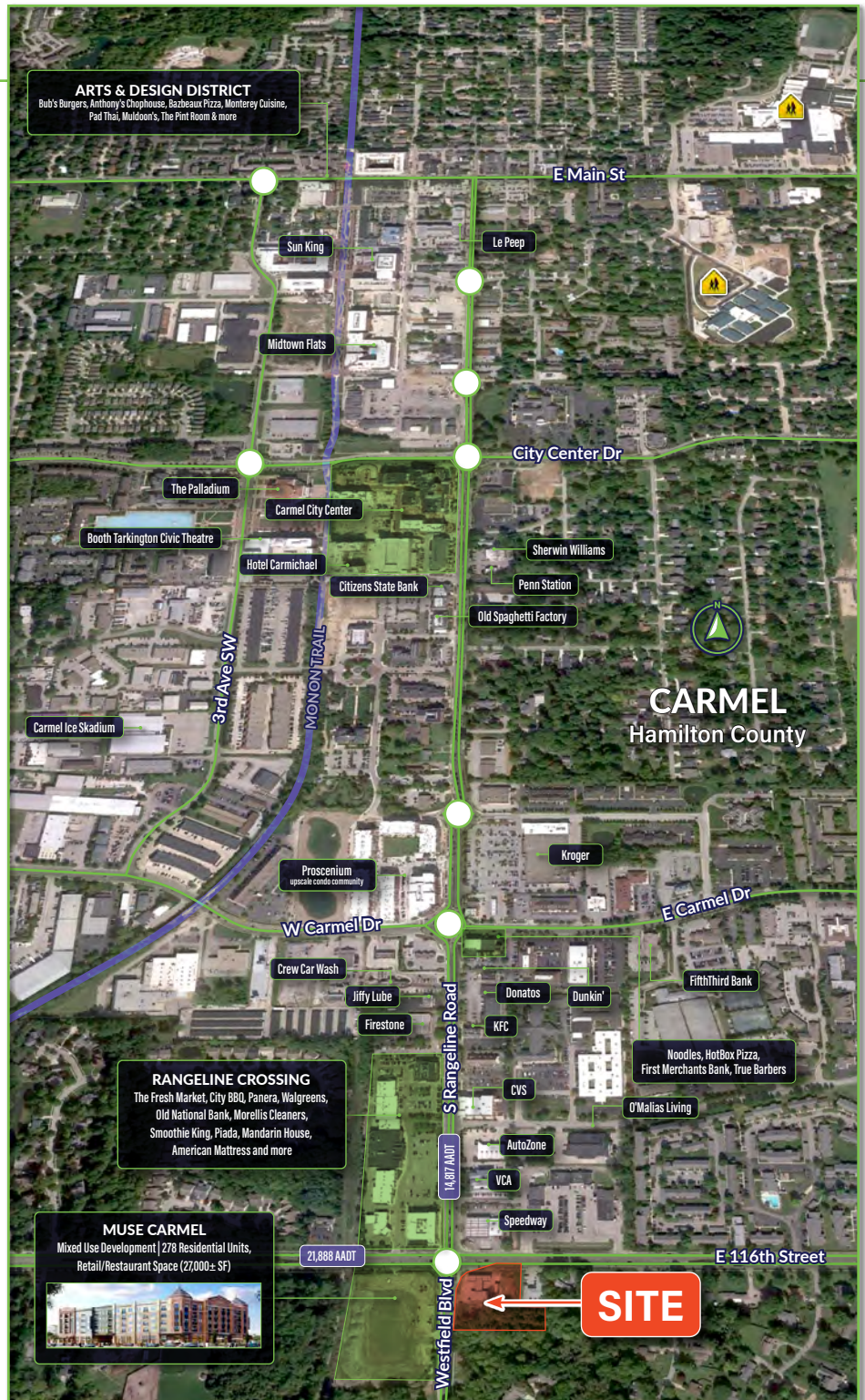
POPULATION GROWTH (ANNUAL)
1.4%



AVERAGE HOUSEHOLD INCOME
\$114,761



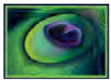
TOTAL HOUSEHOLDS
7,848



MICHAEL P. HOUSE | 317.253.3447 | 317.402.1666 | mphouse@peacockcre.com

15525 Stony Creek Way | Noblesville, IN 46060 | peacockcre.com

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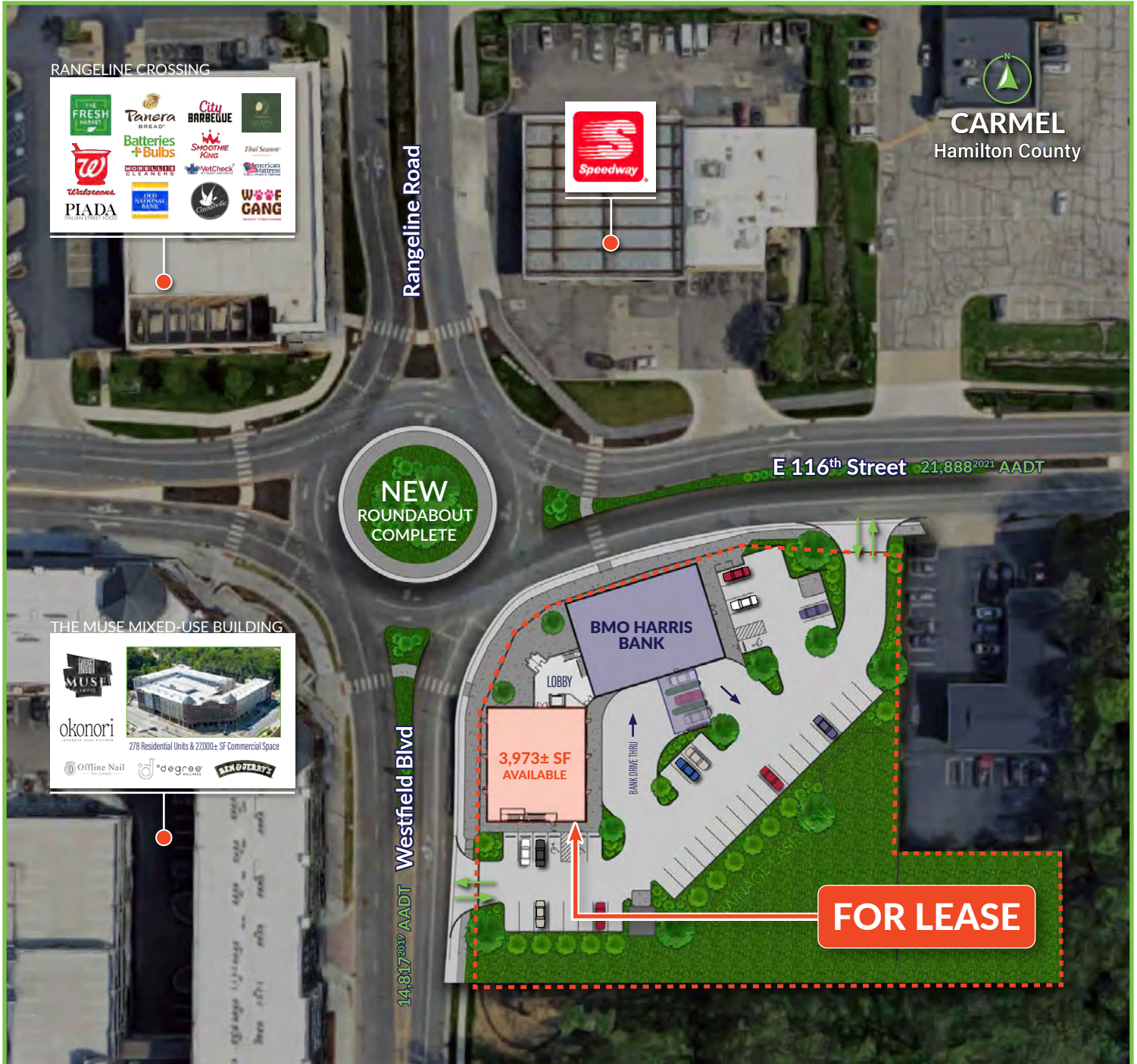
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EXCELLENT OPPORTUNITY AT IMPROVED INTERSECTION UNDERGOING REDEVELOPMENT

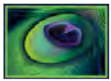
SITE AERIAL:



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**PEACOCK
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commercial real estate

FOR SALE | NEW MULTI-TENANT BUILDING

APPROXIMATELY 15,000± SF COMMERCIAL BUILDING

SEC of 116th Street & Rangeline Road | 1701 E. 116th Street | Carmel, IN 46032 | Hamilton County

EXCELLENT OPPORTUNITY AT IMPROVED INTERSECTION UNDERGOING REDEVELOPMENT

PROPERTY IMAGES:



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