

AVISON  
YOUNG

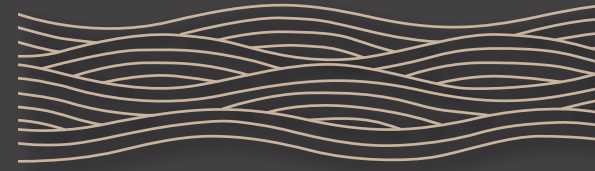
Retail condos for lease



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 146<sup>th</sup> Street, a major east-west corridor, which connects US-31 and I-69. A signalized intersection at 146<sup>th</sup> Street and Community Drive allows for easy ingress/egress to the development.

**5,828± sf**

ground floor retail  
available

**6,182**

total population  
(1-Mile)

**2,293**

total households  
(1-Mile)

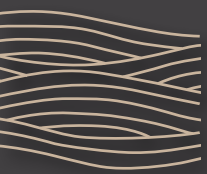
**\$135,089**

1-mile average  
household income

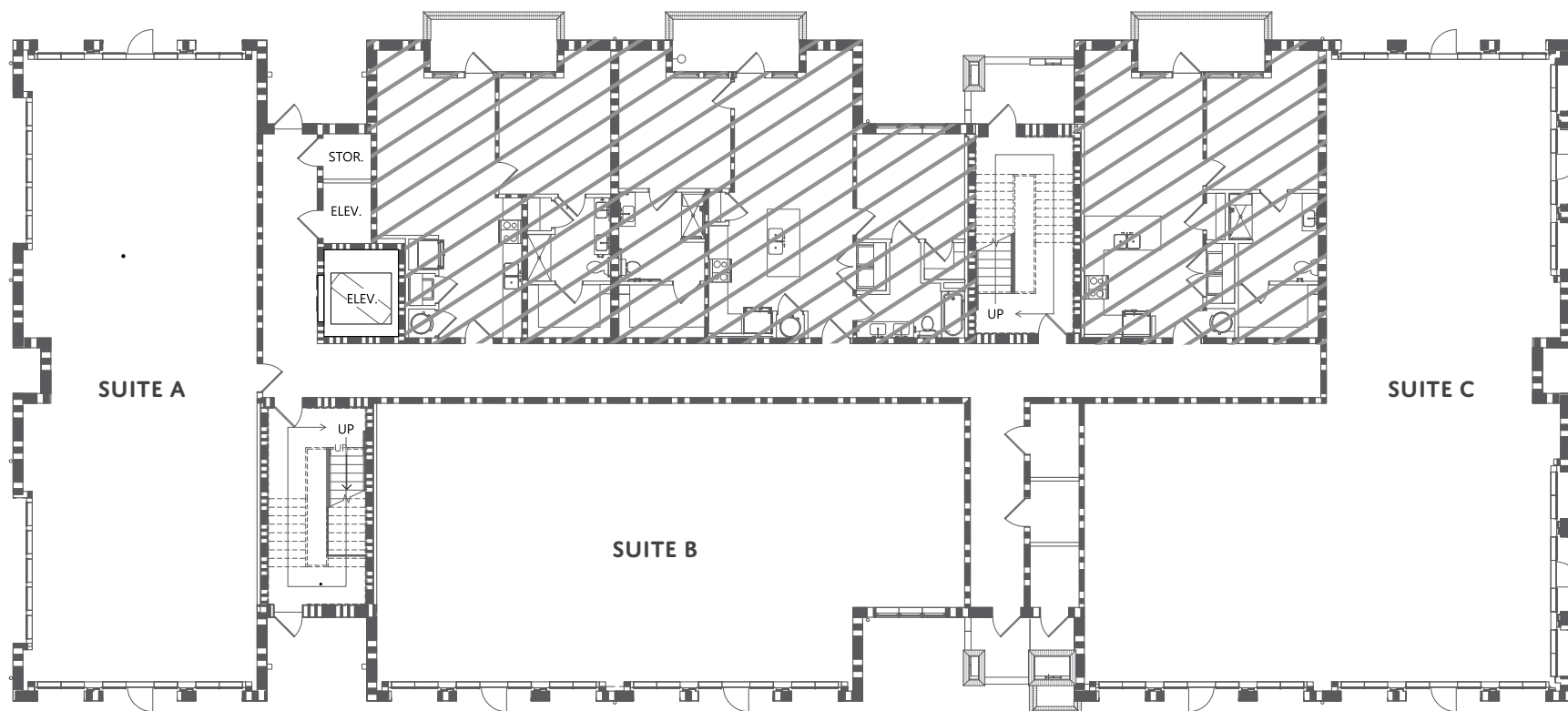
**25,306**

vehicles per day  
along 146<sup>th</sup> St





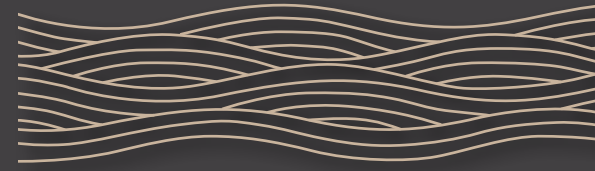
# FLOORPLAN



5,828 SF OF GROUND FLOOR RETAIL - DELIVERING SPRING 2027

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 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 Prairie, Top Golf, three golf courses, Pinheads, Urban Air Trampoline and Adventure Park, Fisher's Nickle Plate 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 2025*

### **#1 Best Medium-Sized City to Live in the U.S.**

*U.S. News and World Report 2025-2026*

### **#2 Best Suburb to Live in America**

*Niche 2025*

### **#2 Best Place to Live in the U.S.**

*U.S. News and World Report 2025-2026*

### **#1 Best Place to Live in Indiana**

*Niche 2025 & U.S. News and World Report 2025-2026*

### **#2 Best Places to Live in the U.S.**

*Livability 2025*

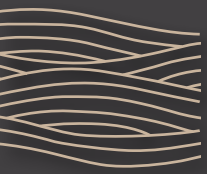
### **#1 Place with the Best Public Schools in Indiana**

*Niche 2025*

### **#2 Best Places to Live in the U.S.**

*Architectural Digest 2025*

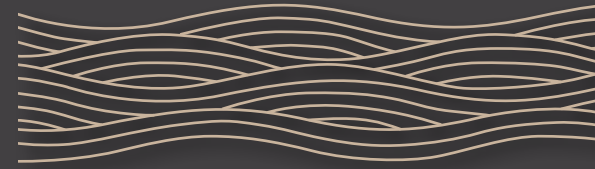




# LEGACY OVERVIEW



# DEMOGRAPHICS



	1 MILE	2 MILES	3 MILES
<b>POPULATION</b>			
2024 total population	6,182	21,886	53,289
2029 total population projection	6,995	24,508	59,635
Median age	38.2	39.2	39.7
Daytime employment	421	2,412	15,065
Bachelor's degree or higher	54%	60%	58%
<b>HOUSEHOLD &amp; INCOME</b>			
2024 total households	2,293	7,527	19,558
2029 Household Projection	2,591	8,427	21,886
Owner occupied households	1,673	7,060	17,070
Average household size	2.7	2.9	2.7
Average household income	\$135,089	\$157,044	\$140,938
Total consumer spending	\$87,962,676	\$327,688,917	\$790,701,573
<b>HOUSING</b>			
Median home value	\$450,788	\$382,669	\$348,520
Median year built	2009	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





## FOR ADDITIONAL INFORMATION:

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