

# Greyhound Plaza

*Carmel, Indiana*

## PROPERTY HIGHLIGHTS

- Greyhound Plaza is an all-anchor-tenant center located in the affluent city of Carmel, Indiana.
- All storerooms front U.S. 31, which carries nearly 60,000 vehicles daily.
- Located at the intersection of three major thoroughfares U.S. 31 Keysone Avenue and 146th Street - near Clay Terrace Shopping Center.
- Hamilton County, Indiana's wealthiest, fastest-growing region, was named in Forbes Magazine as one the top 10 most desirable places to live and to business.
- Signalized intersection.
- Easy access.
- GLA: 175,646
- MSA: Carmel, IN
- Key Tenants are Best Buy, Aldi, PetsMart, Office Depot and Michael's.

## LEASING CONTACT:

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**14,998 S.F. Anchor Available**

Clay Terrace Lifestyle Center

WHOLE FOODS MARKET

23,597 ACPD

BEST BUY

ALDI

Michaels

PETSMART

Office DEPOT

BARNES & NOBLE

146th Street

31

U.S. Highway 31 N,

TEXAS

74,702 ACPD

4214

**14,998 S.F. AVAILABLE**

**Greyhound Plaza**  
Carmel, Indiana



SITE DATA	
<b>TOTAL BUILDING AREA</b>	
<b>TOTAL RETAIL SPACE</b>	174,280 +/- S.F.
<b>USEABLE MEZZ AREA</b>	1,366 +/- S.F.
<b>PARKING SPACES</b>	
<b>RETAIL BLDG. PKG. PROV.</b>	709 SPACES
<b>TOTAL OUTLOT PKG. PROV.</b>	110 SPACES
<b>TOTAL PARKING PROVIDED</b>	819 SPACES

**DISCLAIMER**

THIS SITE PLAN IS SCHEMATIC AND IS PROVIDED TO SHOW APPROXIMATE ACREAGE AND LOCATION AND SIZE OF A BUILDING(S) THAT WILL FIT ON THIS SITE. CHANGES MAY BE REQUIRED ONCE A FINAL SURVEY WITH CURRENT BOUNDARIES, EASEMENTS, AND DIMENSIONS OR ZONING REVIEW IS COMPLETED.

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT AND IS OBTAINED FROM SOURCES WE DEEM AS RELIABLE. WE ASSUME NO LIABILITY FOR ERRORS OR OMISSIONS HEREIN. ALL DIMENSIONS ARE APPROXIMATE.

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## Demographic and Income Summary

	3 MILES		5 MILES		10 MILES	
	2023 Estimate	2028 Forecast	2023 Estimate	2028 Forecast	2023 Estimate	2028 Forecast
Population	74,610	79,777	157,396	169,640	483,834	507,302
Daytime Population	82,151		150,901		554,444	
Households	29,288	31,928	59,810	65,321	194,973	205,607
Average HH Size	2.52	2.48	2.61	2.58	2.46	2.45
Average HH Income	\$148,887	\$165,239	\$155,251	\$172,434	\$136,811	\$154,829
Median HH Income	\$105,636	\$117,841	\$110,267	\$124,870	\$94,837	\$108,256
Per Capita Income	\$58,105	\$65,750	\$58,857	\$66,234	\$55,148	\$62,770

## Traffic Data

ACPD	Main Thoroughfare	Start Location	End Location
74,702	U.S. 31	146th Street	156th Street
66,535	U.S. 31	At 126th Street	
50,797	Keystone Avenue	At 126th Street	
27,655	146th Street	U.S. 31	E. Greyhound Pass
23,597	146th Street	U.S. 31	John Street

