

# Legacy Carmel

146th Street & Community Drive, Carmel, IN 46062



## Property Info

Carmel, Indiana has been ranked #1 Best Place to Live in America for second consecutive year based on public schools, cost of living, job opportunities, local amenities, among others. This **premier retail development** is located at the front door of a 400 acre, **\$100,000,000 master planned mixed-use development** that shares a signalized access point onto busy thoroughfare 146th Street.

## Property Highlights

- + **Mixed-use development opportunities**, ranging from 0.6 - 2.7 acres
- + **1,300 - 1,500 SF** Small Shops and Outparcels Available
- + **Fronting** major east-west corridor 146th street connecting I-69 and US 31
- + **High Growth:** The population within a 1 mile radius has grown 7.4% ANNUALLY in the last 10 years
- + **One Mile Average** household incomes more than double national average
- + **Traffic Signal** installed April 2017 at Community Drive and 146th Street
- + **33,106 Vehicles per Day** along 146th Street
- + **Residential Development Growth**
  - The Legacy Towns and Flats - 367 Total Units
  - The Windward at Legacy - 143 Total Units
  - The Grove at Legacy - 249 Total Units

## Demographic Overview

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	5,674	51,495	167,003
Households	2,209	19,368	63,689
Household Income	\$153,340	\$155,607	\$139,705
Daytime Population	3,354	41,589	150,986

## Traffic Counts

	VPD
Hazel Dell Pkwy	20,000
E 146th Street	33,000
US 37	47,000

## Legacy Carmel

146th Street & Community Drive | Carmel, IN 46062

For Lease



CBRE

# Legacy Carmel

146th Street & Community Drive | Carmel, IN 46062

For Lease



## Contact Us

**Nate Delumpa**

Senior Associate

+1 317 844 5313

nathaniel.delumpa@cbre.com

**CBRE**

8888 Keystone Crossing

Suite 1000

Indianapolis, IN 46240

+ 1 317 269 1000

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

[www.cbre.com/INDY](http://www.cbre.com/INDY)

**CBRE**