

# Cool Creek Village

2796 East 146th Street, Carmel, IN 46033



## FOR LEASE

### TRAFFIC COUNTS

E 146th Street - 37,500 ADT

- 2,151 sf available
- Strong daytime and evening population
- Center fronts very busy LA Fitness
- Massive growth across 146th street corridor
- Very high incomes surround

### MARKET DEMOGRAPHICS

Radius	Population	Income	Households	Daytime Pop
1 Mile	6,986	\$220,699	2,567	4,278
3 Mile	75,280	\$170,311	29,960	31,999
5 Mile	160,619	\$175,339	63,145	67,152

**CONTACT**  
**McCrea Property**  
**Group for more**  
**information**



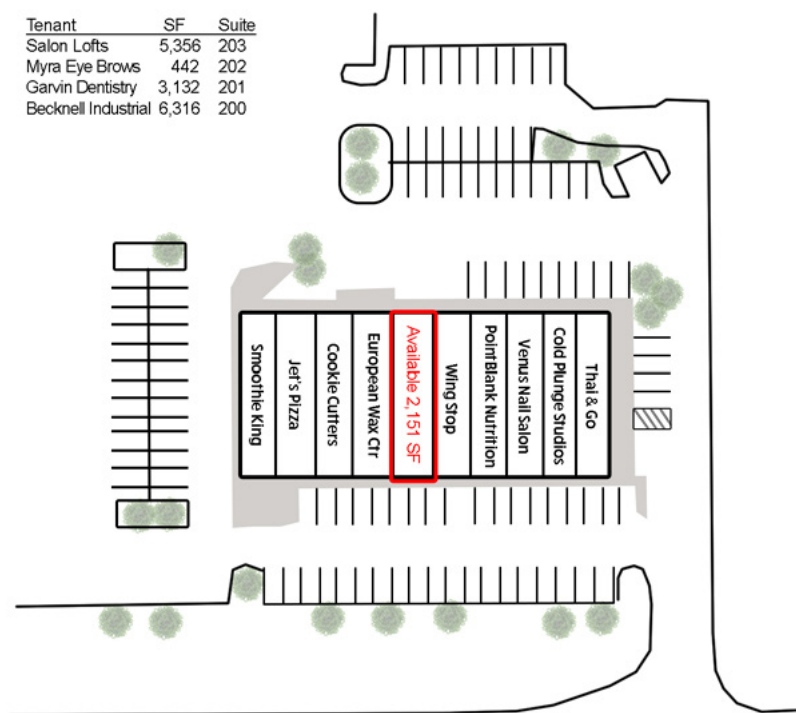
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2nd Floor

Tenant	SF	Suite
Salon Lofts	5,356	203
Myra Eye Brows	442	202
Garvin Dentistry	3,132	201
Becknell Industrial	6,316	200



146th Street