

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

CONTACT
McCrea Property
Group for more
information

| 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 |

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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 |

