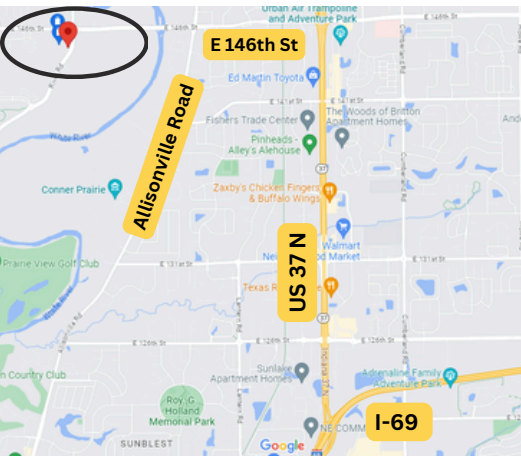


1,360 - 4,258 SQ. FT.



## ABOUT THE PROPERTY

- Located in fastest growing county in Indiana, at the signalized intersection of E 146th St and River Road
- Conveniently located behind GetGo gas station
- Current Tenants: Payless Liquors, F45 Training, Drexel Interiors, Edward Jones, State Farm, SmileCentric, Carmel Eye Care and more!

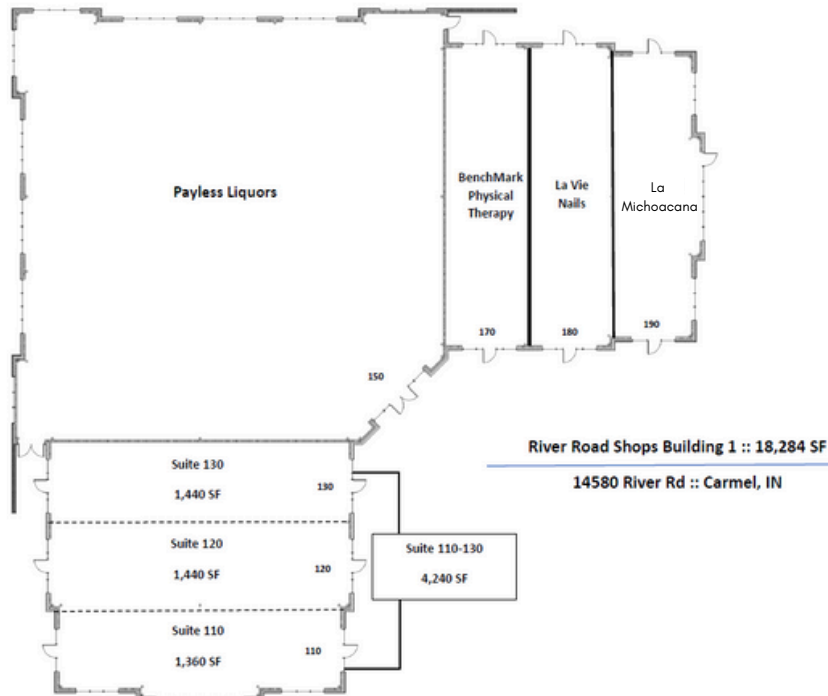
## OUR PROPERTY FEATURES

- 230 surface parking spaces
- 32,000+ VPD via E 146th St
- Easy access to US 37
- Retail, Medical, Restaurant

# RIVER ROAD SHOPPES

14560-14580 River Road, Carmel, IN 46033

1,360 - 4,240 SF



## OFFERING SUMMARY:

Building Size: 18,284 SF  
Available SQ FT: 4,240 SF  
Lot Size: 4.77 AC  
Constructed: 2015  
Zoning: PUD

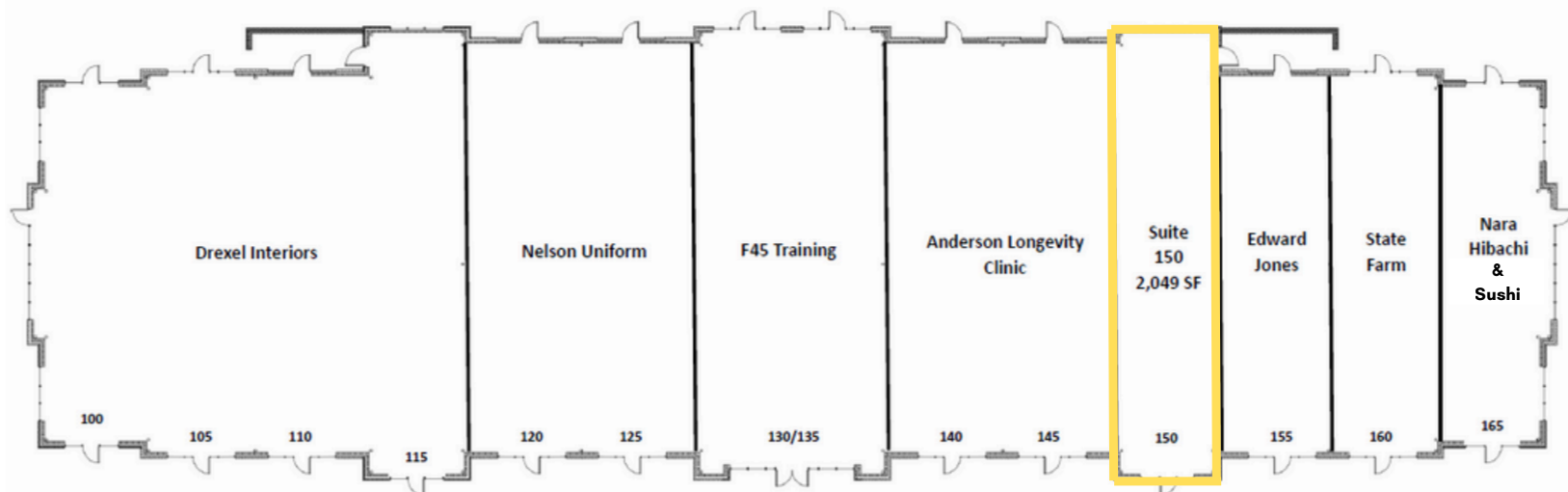
UNIT	TENANT	SQ FT
110-130	Available	4,240 sq ft
150	Payless Liquors	9,804 sq ft
170	Benchmark PT	1,440 sq ft
180	La Vie Nails	1,440 sq ft
190	La Michoacana	1,360 sq ft



River Road Shoppes : 21,773 SF: Phase 2

14570 River Road, Carmel, IN 46033

2,049 SQ. FT.



## OFFERING SUMMARY:

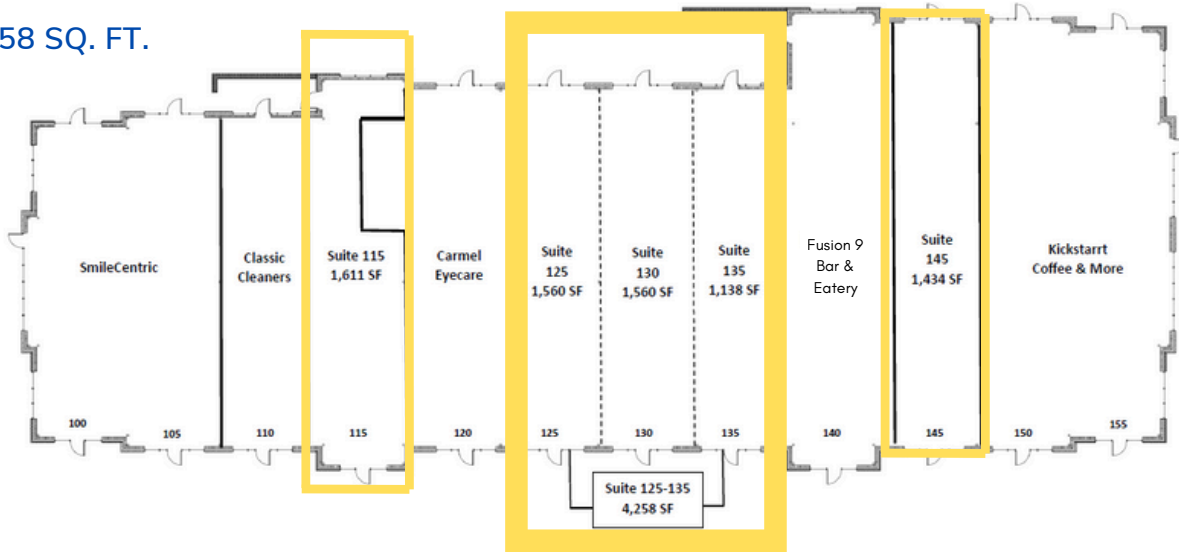
Building Size: 21,773 SF  
Available SQ FT: 2,049 SF  
Lot Size: 4.77 AC  
Constructed: 2015  
Zoning: PUD

UNIT	TENANT	SQ FT
100-115	Drexel Interiors	5,826 sq ft
120-125	911 Uniform	3,273 sq ft
130-135	F45 Training	2,939 sq ft
140-145	Anderson Longev.	2,802 sq ft
<b>150</b>	<b>Available</b>	<b>2,049 sq ft</b>
155	State Farm	1,440 sq ft
160	Edward Jones	1,469 sq ft
165	Nira Hibachi & Sushi	1,419 sq ft

# RIVER ROAD SHOPPES

14560-14580 River Road, Carmel, IN 46033

1,434 - 4,258 SQ. FT.



River Road Shops Building 3 :: 19,732 SF

14560 River Rd :: Carmel, IN



## OFFERING SUMMARY:

Building Size: 19,732 SF  
Available SQ FT: 7,303 SF  
Lot Size: 4.77 AC  
Constructed: 2015  
Zoning: PUD

UNIT	TENANT	SQ FT
100-105	SmileCentric	2,864
110	Classic Cleaner	1,152
<b>115</b>	<b>Available</b>	<b>1,611</b>
120	Carmel Eye Care	2,149
<b>125-135</b>	<b>Available</b>	<b>4,258</b>
140	Fusion 9 Bar & Eatery	2,794
<b>145</b>	<b>Available</b>	<b>1,434</b>
150-155	Kickstart Coffee & More	3,704



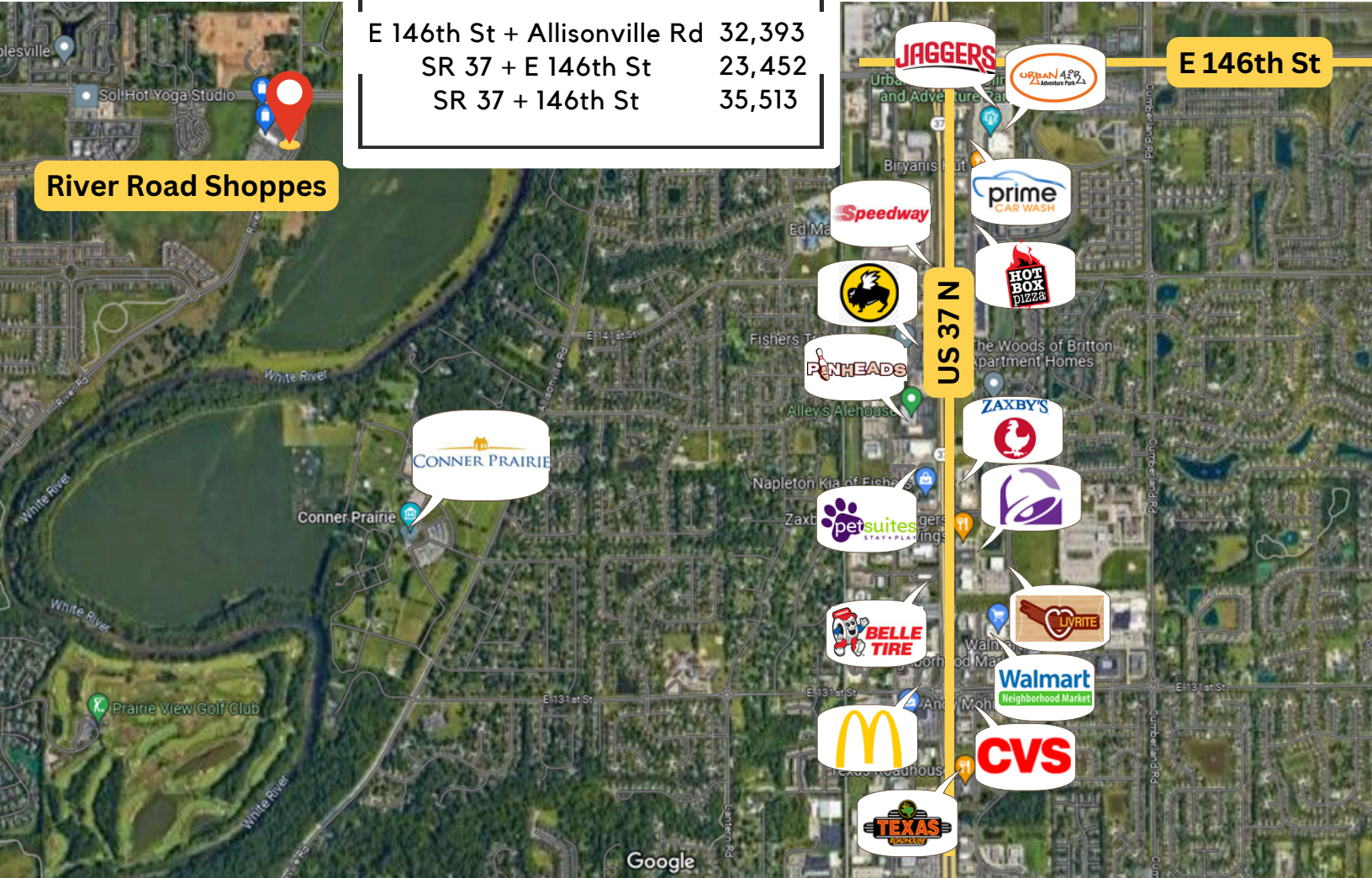
# RIVER ROAD SHOPPES

14560-14580 River Road, Carmel, IN 46033

## DAILY TRAFFIC COUNTS

E 146th St + Allisonville Rd 32,393  
SR 37 + E 146th St 23,452  
SR 37 + 146th St 35,513

## River Road Shoppes

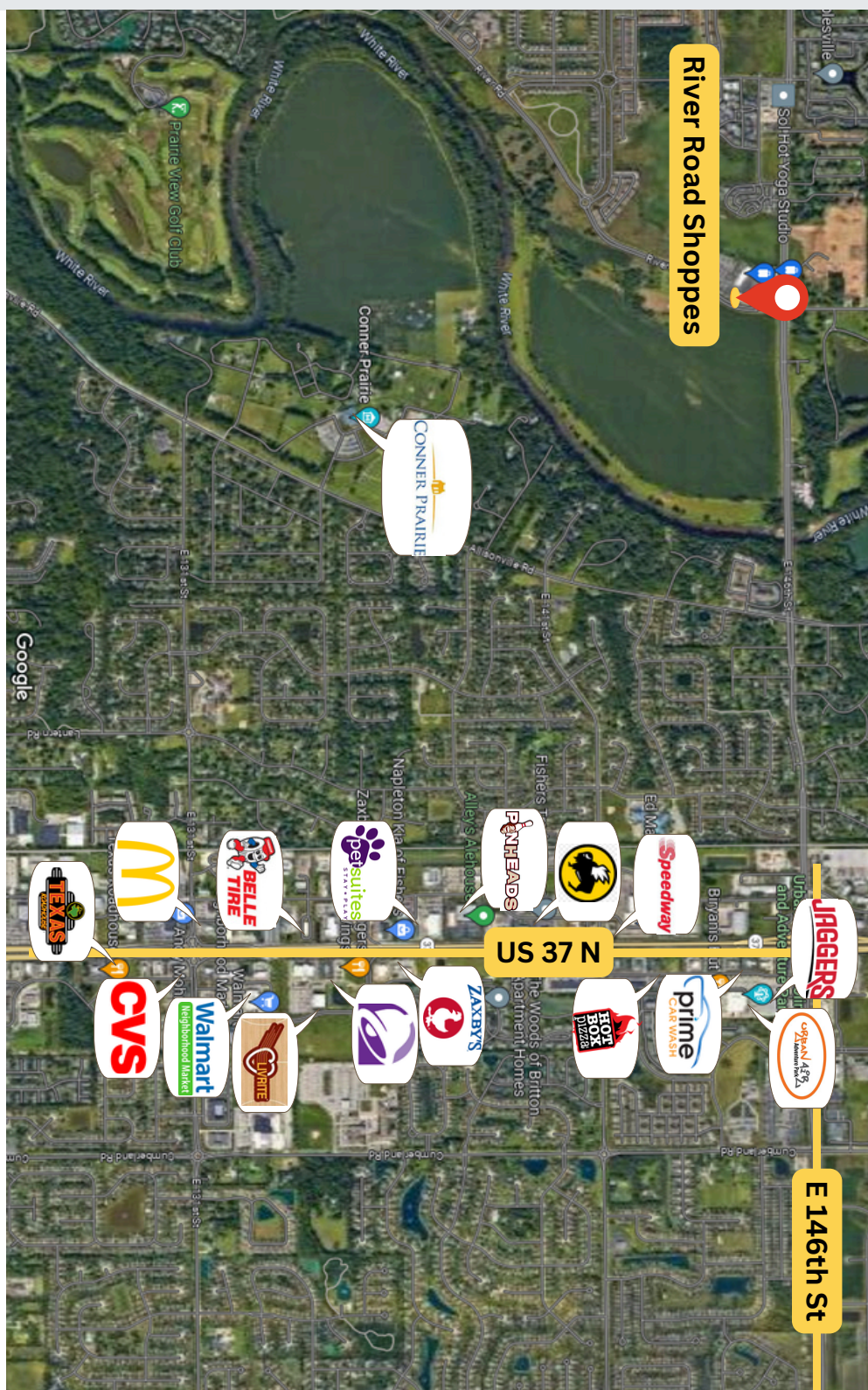


DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
POPULATION	4,879	57,307	168,938
HOUSEHOLDS	1,753	20,861	62,040
AVG. HH INCOME	\$144,481	\$132,105	\$130,048
Median Age	39.5	38.3	36.8



# RIVER ROAD SHOPPES

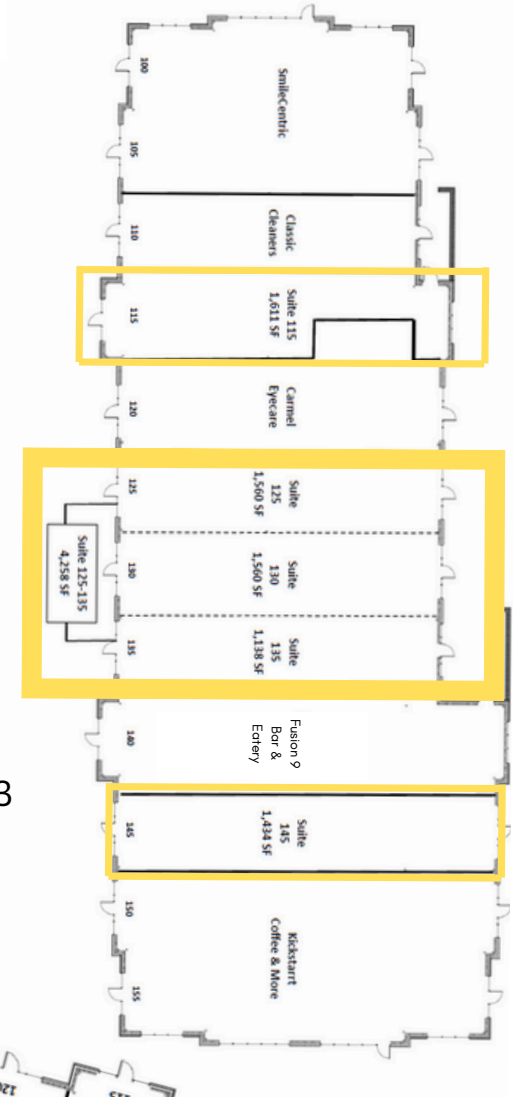
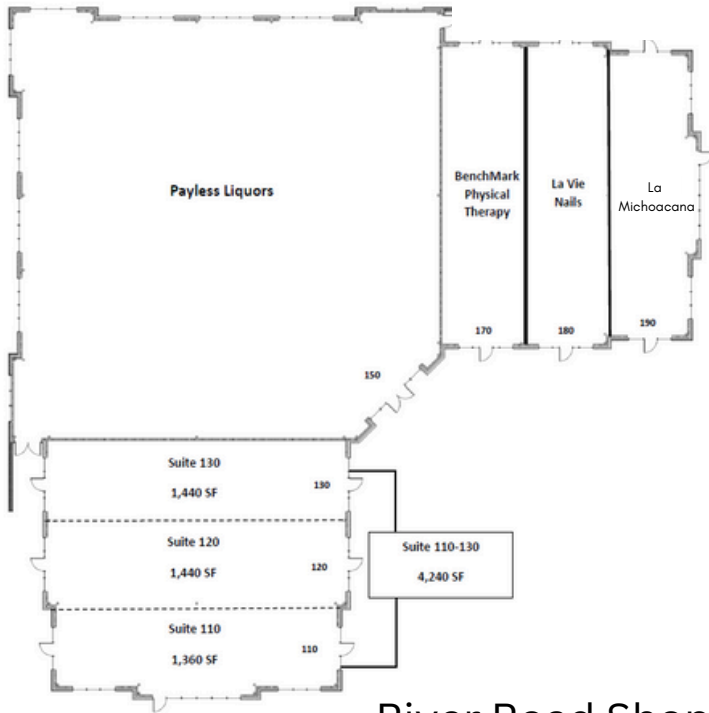
14560-14580 River Road, Carmel, IN 46033





# RIVER ROAD SHOPPES

14560-14580 River Road, Carmel, IN 46033



**River Road Shoppes : 59,789 SF**  
14560-80 River Road, Carmel, IN 46033

