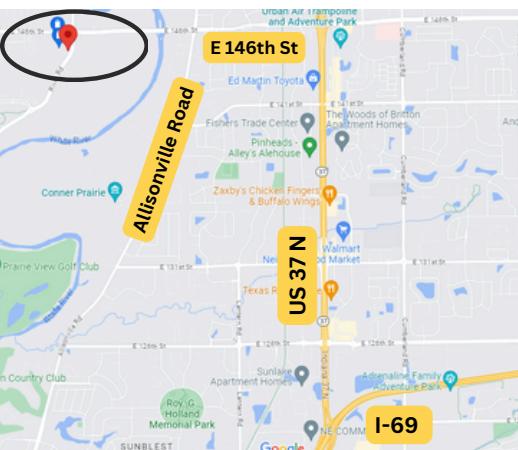


1,360 - 4,258 SQ. FT.



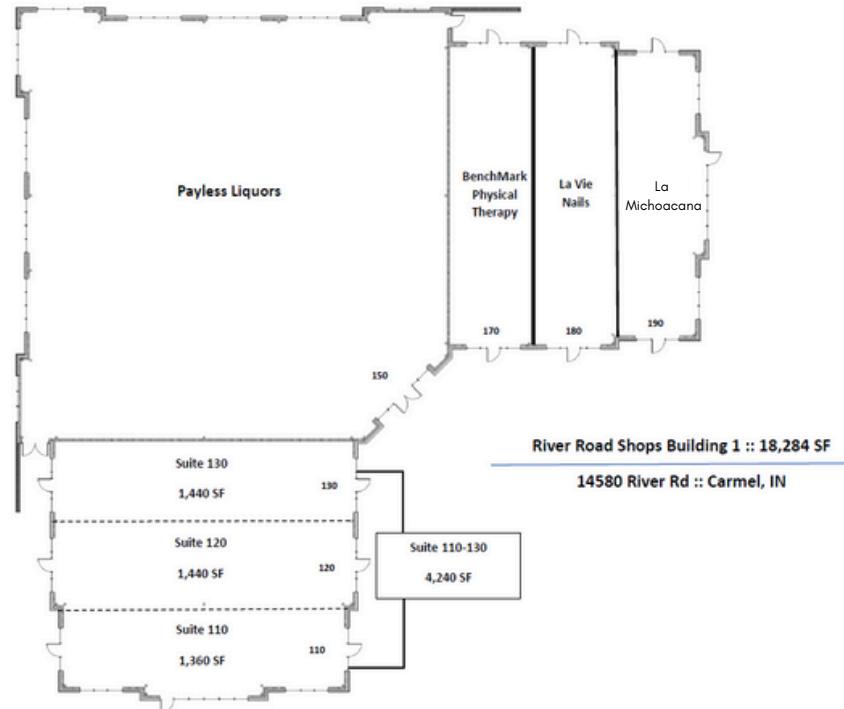
ABOUT THE PROPERTY

- 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

1,360 - 4,240 SF



OFFERING SUMMARY:

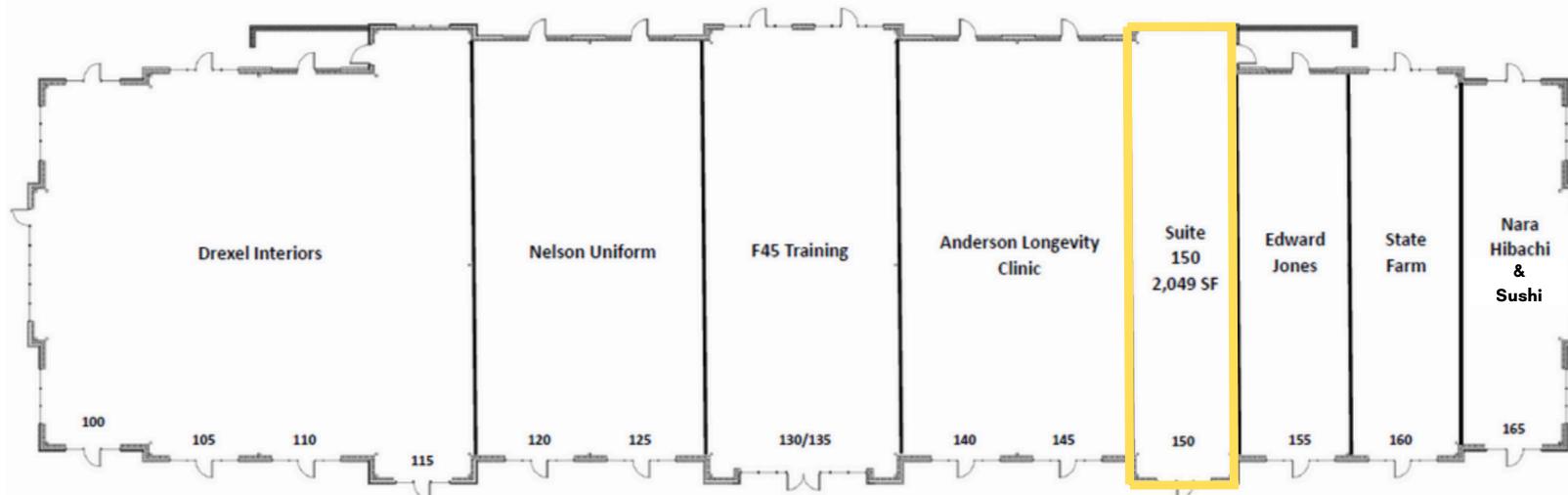
Building Size: 18,284 SF
Available SQ FT: 4,240 SF
Lot Size: 4.77 AC
Constructed: 2015
Zoning: PUD

<u>UNIT</u>	<u>TENANT</u>	<u>SQ FT</u>
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

2,049 SQ. FT.

14570 River Road, Carmel, IN 46033

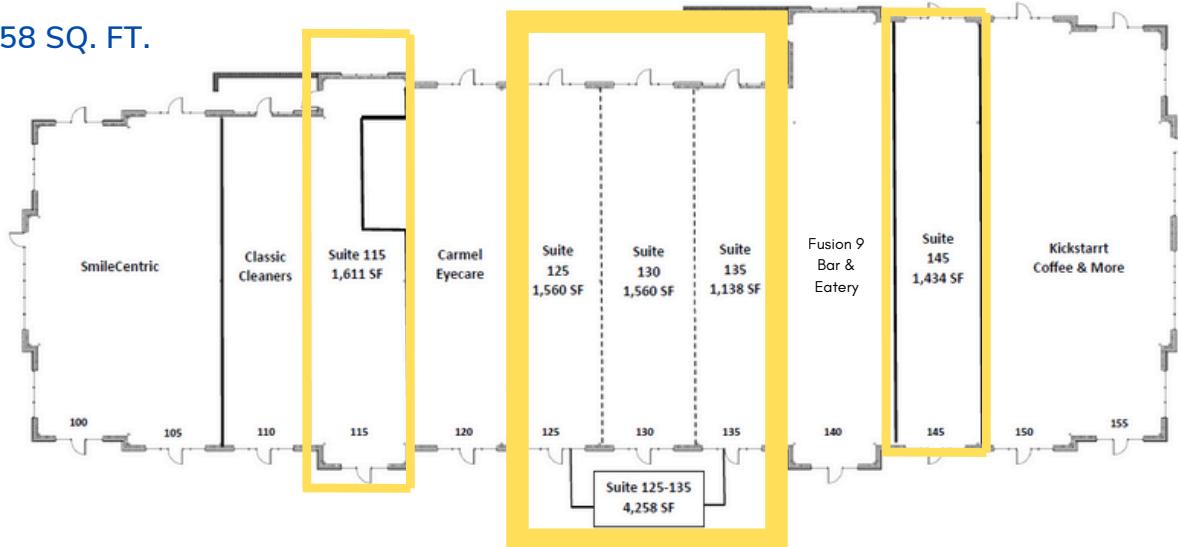


OFFERING SUMMARY:

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
150	Available	2,049 sq ft
155	State Farm	1,440 sq ft
160	Edward Jones	1,469 sq ft
165	Nira Hibachi & Sushi	1,419 sq ft

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

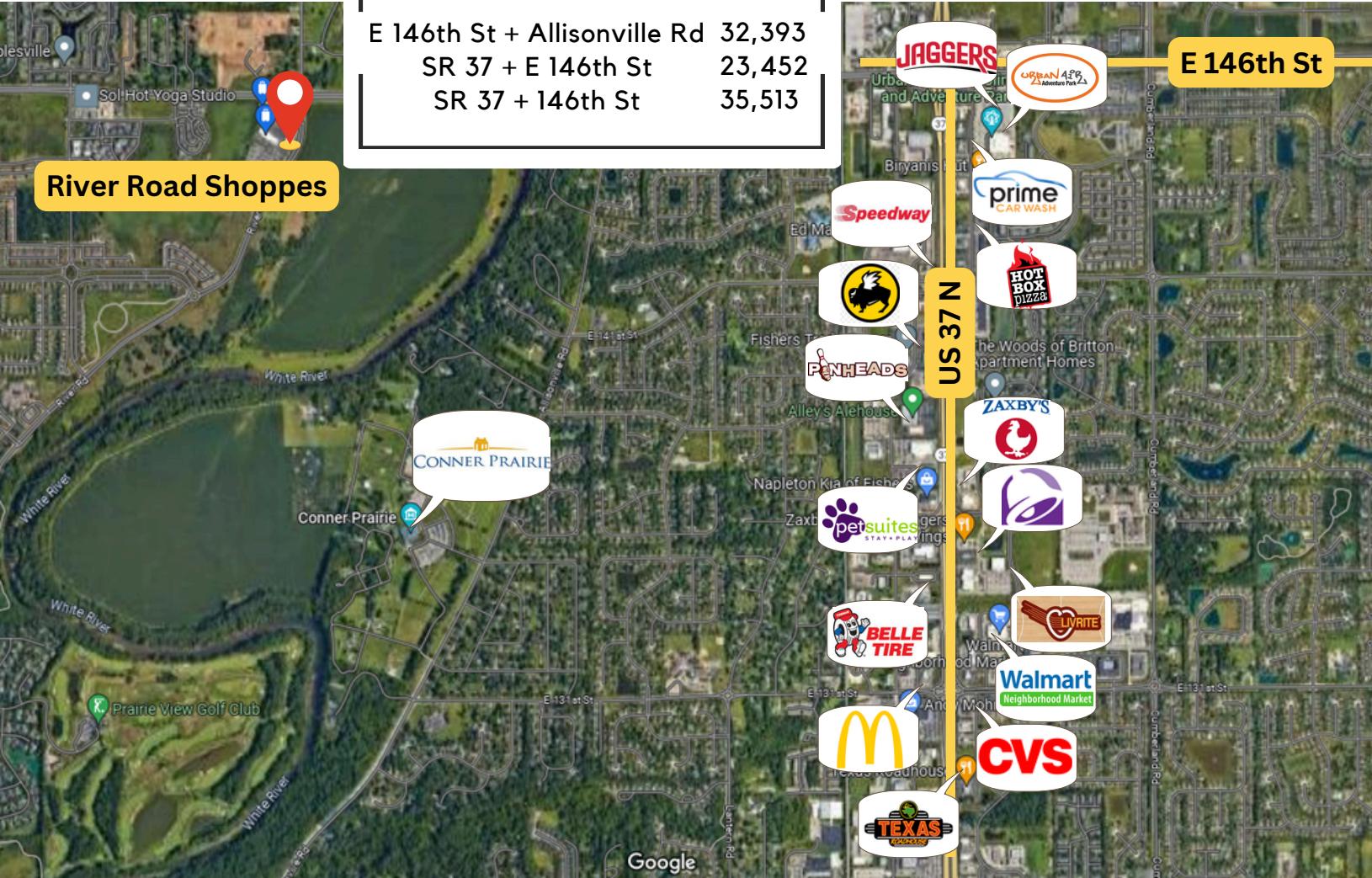
UNIT	TENANT	SQ FT
100-105	SmileCentric	2,864
110	Classic Cleaner	1,152
115	Available	1,611
120	Carmel Eye Care	2,149
125-135	Available	4,258
140	Fusion 9 Bar & Eatery	2,794
145	Available	1,434
150-155	Kickstart Coffee & More	3,704

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



DEMOGRAPHICS:

1 MILE

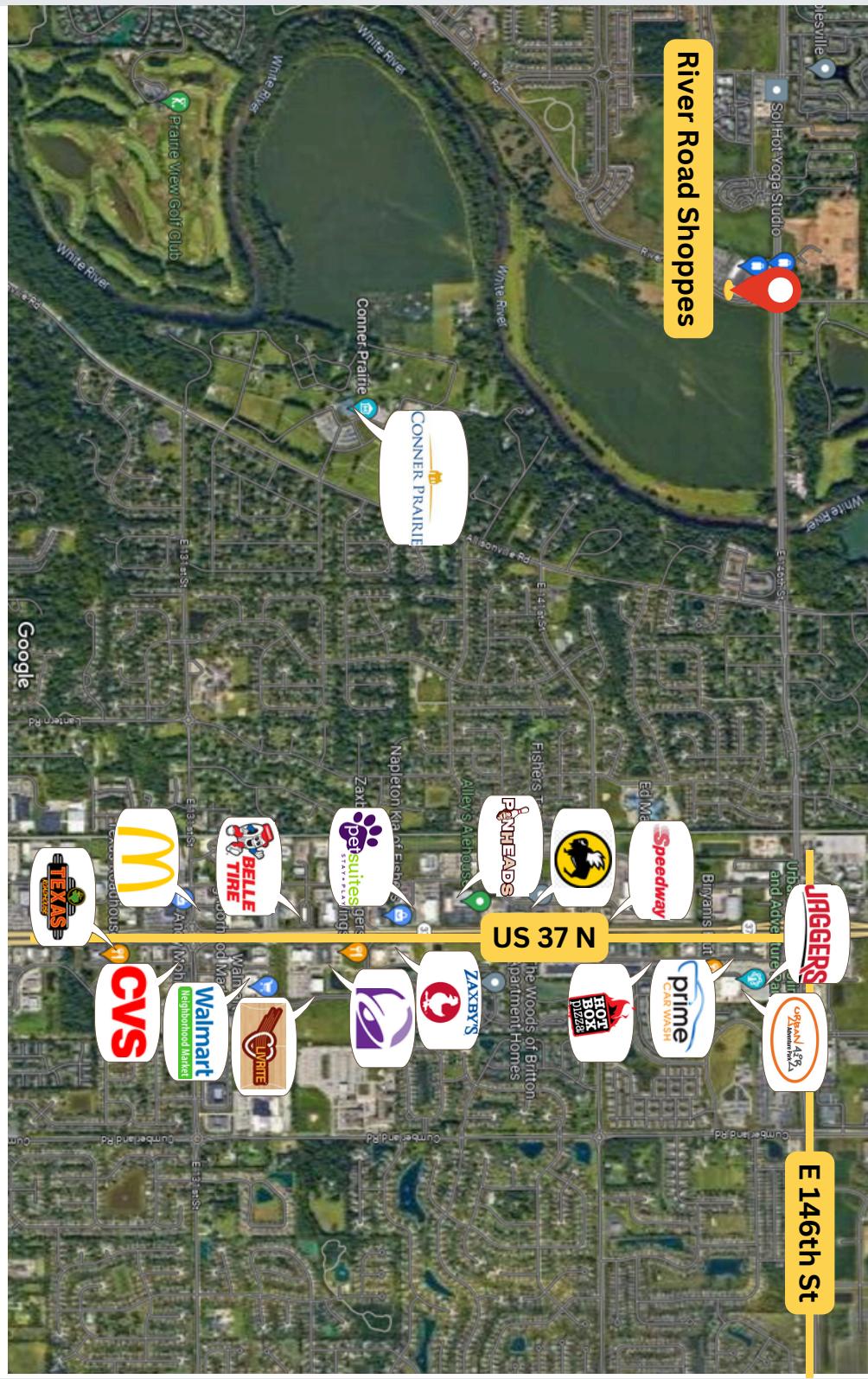
3 MILE

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

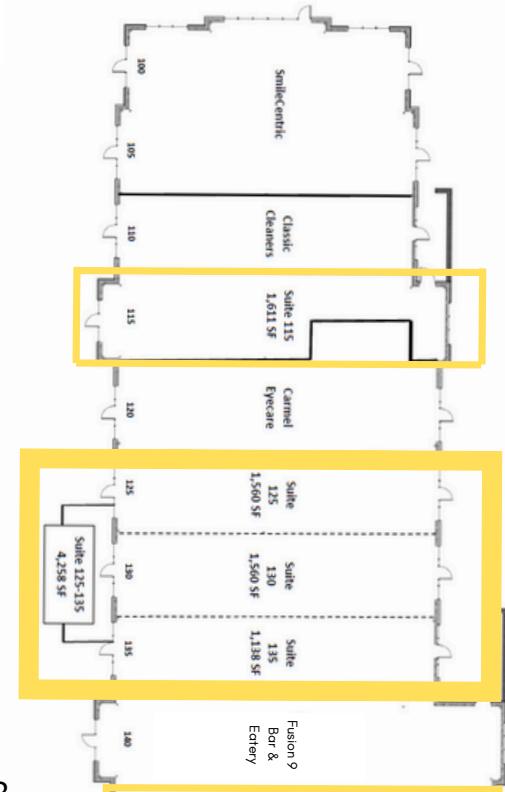
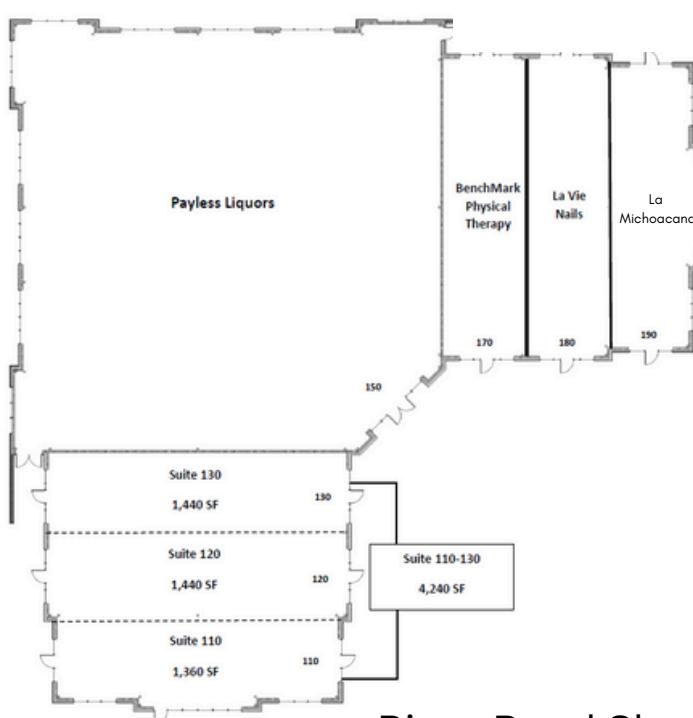
14560-14580 River Road, Carmel, IN 46033



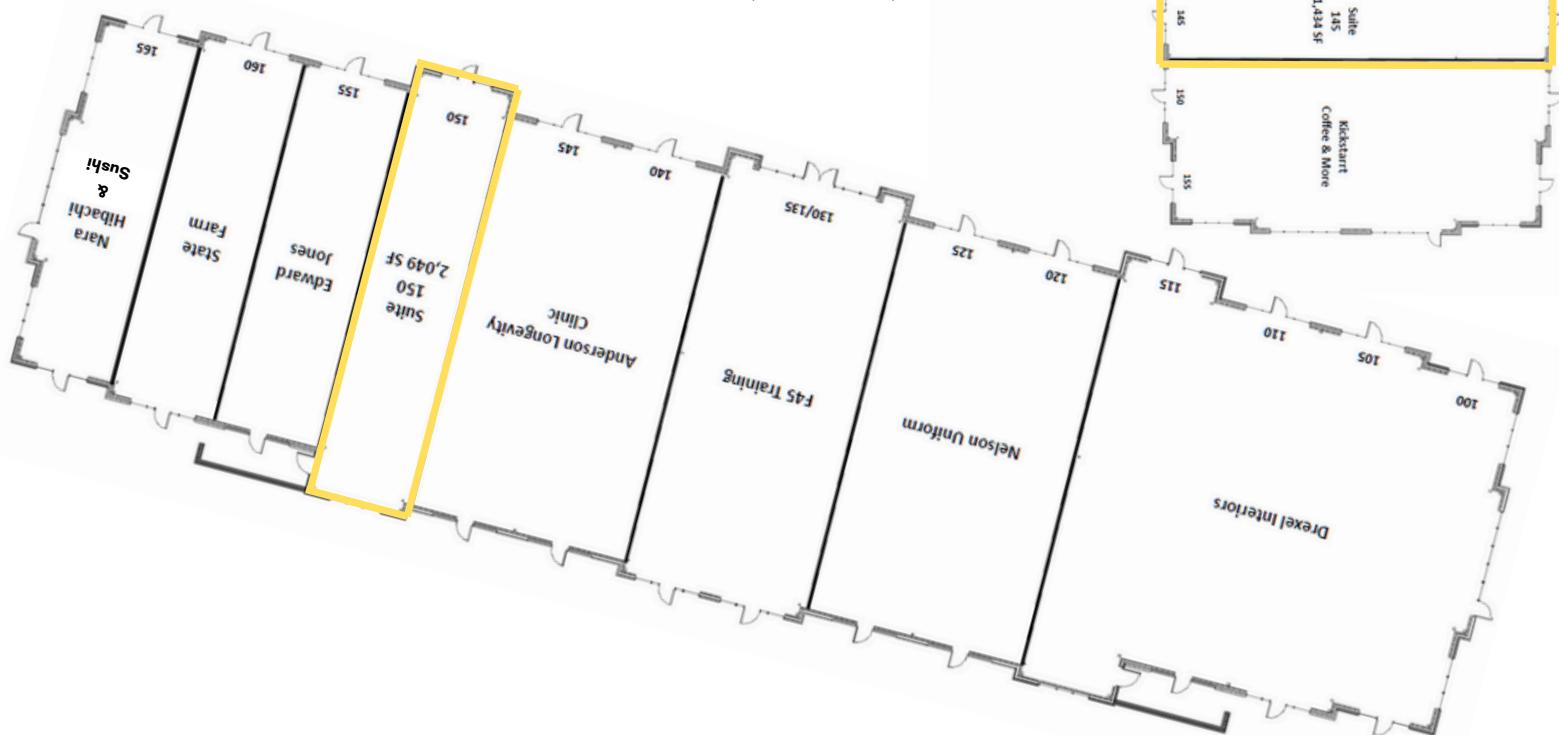


RIVER ROAD SHOPPES

14560-14580 River Road, Carmel, IN 46033



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



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