

RETAIL PROPERTY FOR LEASE

1030 S Rangeline Rd

Carmel, IN 46032

COOMBES REAL ESTATE



PROPERTY DESCRIPTION

Discover the most recent adaptive reuse by Turner Woodard with an exceptional leasing opportunity at this prime Carmel property. The property offers a customizable space suitable for a range of business needs, from office and retail to mixed-use concepts. With ample parking, high visibility, and easy access, this property is positioned to attract and serve a diverse customer base. Explore the potential for growth and success in this coveted location, featuring versatile floor plans and an array of amenities to support the needs of discerning tenants.

PROPERTY HIGHLIGHTS

- Rangeline address near several new multifamily developments
- Plenty of available on-site parking for customers
- Classic space with lots of character
- On site property management and maintenance
- Carmel, IN 2024 #1 Best Place to Live in US (Livability Top 100)

OFFERING SUMMARY

Lease Rate:	\$5,825 per month (Gross)
Available SF:	2,452 SF
Lot Size:	26,707 SF
Building Size:	31,440 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	190	997	5,122
Total Population	394	2,088	10,738
Average HH Income	\$91,399	\$95,589	\$103,177

Robert Coombes

(765)-760-3189

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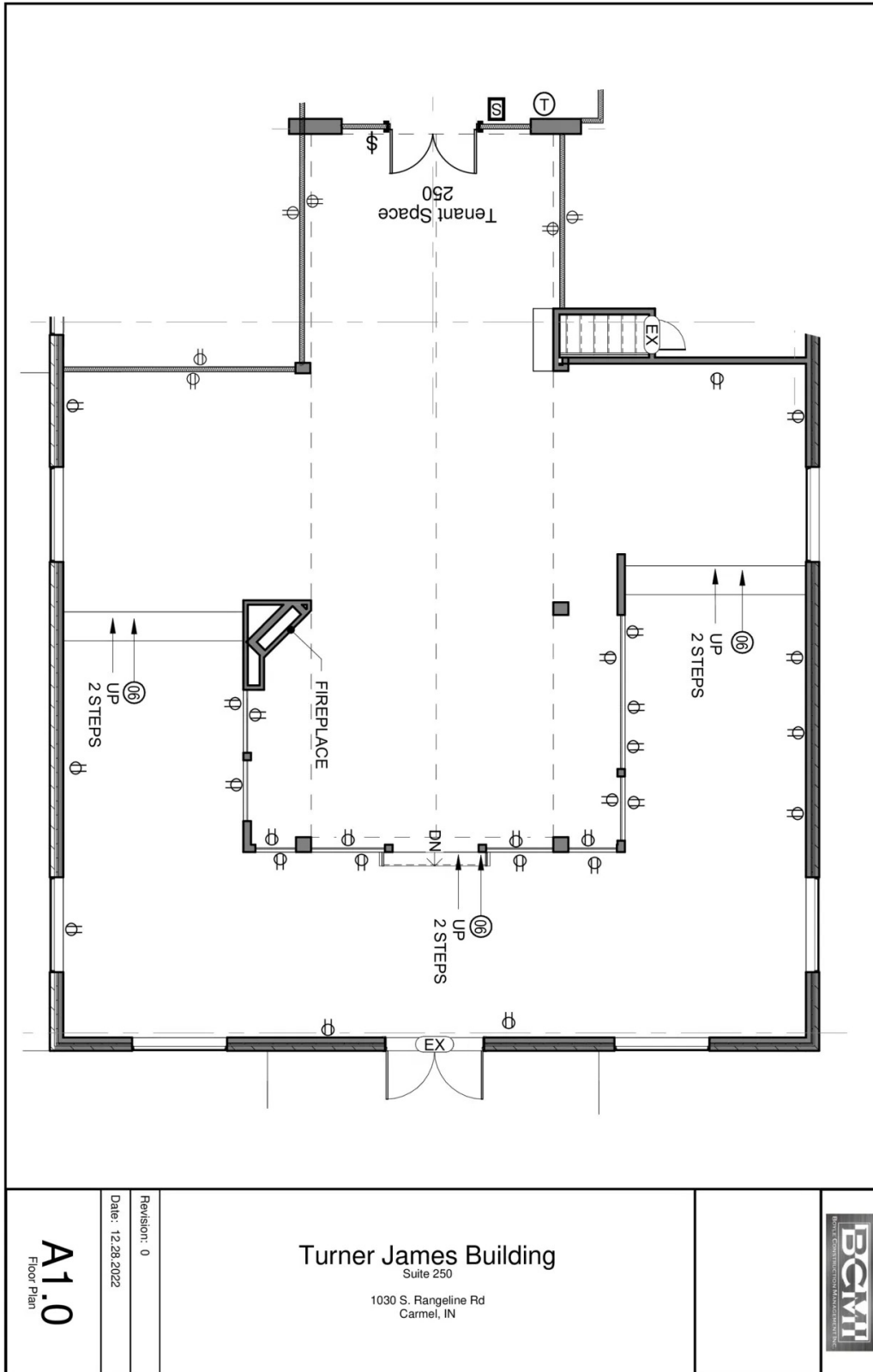
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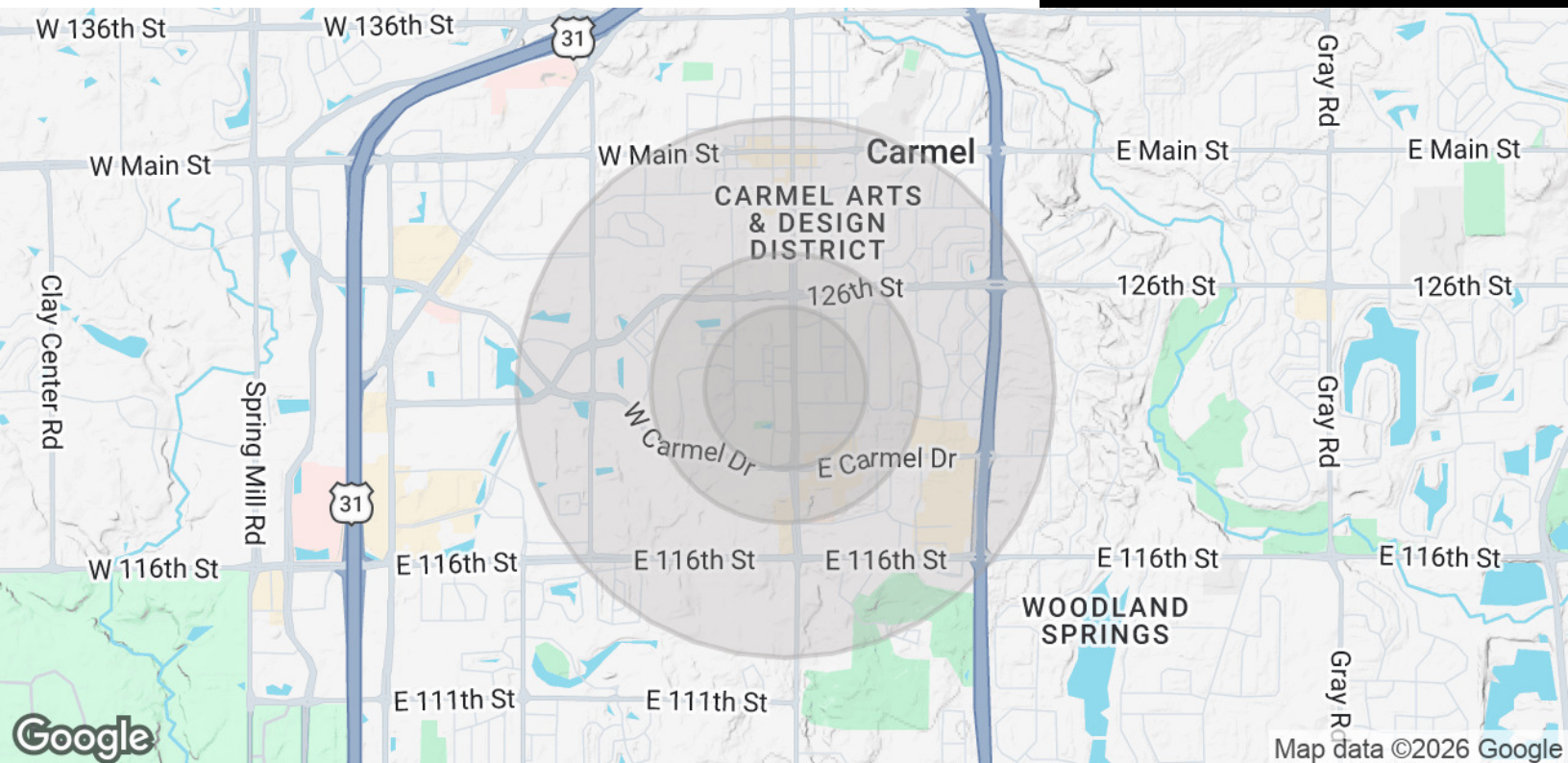
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	394	2,088	10,738
Average Age	42	42	43
Average Age (Male)	39	40	40
Average Age (Female)	43	44	44
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	190	997	5,122
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$91,399	\$95,589	\$103,177
Average House Value	\$488,109	\$534,504	\$490,800

2020 American Community Survey (ACS)

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