

Legacy Carmel

146th Street & Community Drive, Carmel, IN 46062



Property Info

Carmel, Indiana has been ranked #1 Best Place to Live in America for second consecutive year based on public schools, cost of living, job opportunities, local amenities, among others. This **premier retail development** is located at the front door of a 400 acre, **\$100,000,000 master planned mixed-use development** that shares a signalized access point onto busy thoroughfare 146th Street.

Property Highlights

- + **Mixed-use development opportunities**, ranging from 0.6 - 2.7 acres
- + **1,087 SF** Small Shop Available
- + **Fronting** major east-west corridor 146th street connecting I-69 and US 31
- + **High Growth:** The population within a 1 mile radius has grown 7.4% ANNUALLY in the last 10 years
- + **One Mile Average** household incomes more than double national average
- + **Traffic Signal** installed April 2017 at Community Drive and 146th Street
- + **33,106 Vehicles per Day** along 146th Street
- + **Residential Development Growth**
 - The Legacy Towns and Flats - 367 Total Units
 - The Windward at Legacy - 143 Total Units
 - The Grove at Legacy - 249 Total Units

Demographic Overview

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	5,674	51,495	167,003
Households	2,209	19,368	63,689
Household Income	\$153,340	\$155,607	\$139,705
Daytime Population	3,354	41,589	150,986

Traffic Counts

	VPD
Hazel Dell Pkwy	20,000
E 146th Street	33,000
US 37	47,000

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For Lease



CBRE

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