

THE BRIDGES

116th STREET between SPRING MILL ROAD & ILLINOIS STREET
CARMEL, INDIANA

1 OUTLOT SPACE AVAILABLE FOR LEASE
2 INLINE SPACES AVAILABLE FOR LEASE ::: **3,371 SF**
and **1,600 SF**



GERSHMAN
PARTNERS

350 Massachusetts Avenue, Suite 400 | Indianapolis, IN 46204
317.599.4800 | www.gershmanpartners.com | ©2021-2022

>>> Retail Leasing Contacts:

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LOCATION OVERVIEW

THE BRIDGES
116th STREET between SPRING MILL ROAD & ILLINOIS STREET
CARMEL, INDIANA

SITE DETAILS Prime Exposure from every direction in one of Carmel's most sought-after locations

LOCATION SNAPSHOT



25 minutes to
Downtown
Indianapolis



34 minutes to
IND Int'l
Airport



101,000+
Carmel, Indiana
residents

Voted
#1 Place to
Launch a Career.
-Money Magazine

Carmel, Indiana is
home to more than
100 corporate,
national, and
regional company
headquarters.

Voted
#1 in America's
Best Places to Live
-Niche.com

POPULATION and INCOME

Estimated Population

Average Household Income

Estimated Daytime Population

1-Mile Radius	8,400
3-Mile Radius	66,000
5-Mile Radius	118,000

\$80,000
\$103,000
\$104,000

12,000
68,000
116,000

SITE PLAN

THE BRIDGES
116th STREET between SPRING MILL ROAD & ILLINOIS STREET
CARMEL, INDIANA



OUTLOT
SPACE
FOR
LEASE

3,371 SF
FOR LEASE

1,600 SF
FOR LEASE

COMING
SOON!!

BANK OF AMERICA

NEW Roundabout
Completed | Fall 2020

AERIAL VIEW

THE BRIDGES
116th STREET between SPRING MILL ROAD & ILLINOIS STREET
CARMEL, INDIANA



- Downtown Indianapolis
13.2 miles South
- Fishers, IN
8.4 miles East
- Noblesville, IN
14.2 miles Northeast
- Broad Ripple Village
7.3 miles South
- Westfield, IN
7.7 miles North
- Zionsville, IN
5.7 miles West
- Butler University
7.9 miles South
- IUPUI
13.5 miles South

UPDATES + AVAILABILITY

THE BRIDGES
116th STREET between SPRING MILL ROAD & ILLINOIS STREET
CARMEL, INDIANA

2 PRIME INLINE SPACES AVAILABLE FOR LEASE :: 3,371 SF + 1,600 SF

PRIME RETAIL SPACE
located in Carmel, Indiana
at 116th between Spring
Mill Road & Illinois Street

(Near US-31 and Interstate 465,
easy access from every direction!)

Now Open

Tide Cleaners!



(Located between Jimmy John's
and Tropical Smoothie CAFE!)



Tide Cleaners
NOW OPEN!!



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SPOTLIGHT LISTING

*divisible with neighboring 1,600 SF space FOR LEASE

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CARMEL, INDIANA



CENTRAL LOCATION
IN RETAIL CENTER

ABUNDANT PARKING

NATURAL DAYLIGHT
IS PLENTIFUL

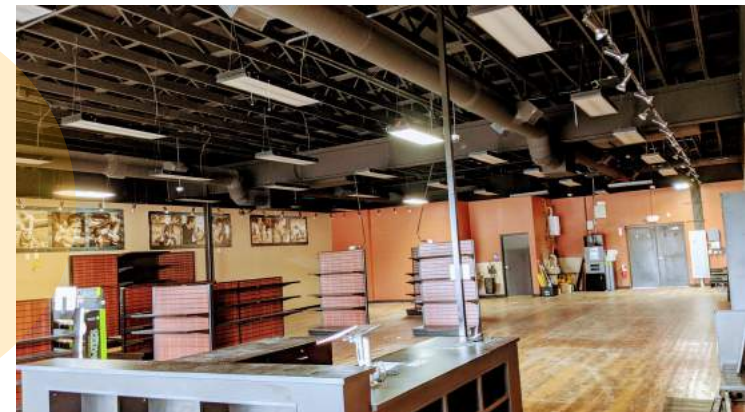


**3,371
SF**



IMMEDIATE
NEIGHBORS:

y6
Profile by Sanford
Great Clips
Posh Nails
Shred 415
Los Arroyos



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