

RETAIL PROPERTY FOR LEASE

12955 Old Meridian St

Carmel, IN 46032

COOMBES
REAL ESTATE



PROPERTY DESCRIPTION

Rare opportunity located on Old Meridian in Carmel, IN in the center anchored by Bru Burger Bar and Rize while surrounded by retail and apartments in the area.

PROPERTY HIGHLIGHTS

- Frontage along Old Meridian Street
- Coveted Carmel area for retail uses
- High traffic counts and strong demographics
- Well equipped for several types of uses
- Local management and ownership

OFFERING SUMMARY

Lease Rate:	\$36.00 SF/yr (NNN)
Number of Units:	7
Available SF:	5,500 SF
Lot Size:	96,670 SF
Building Size:	26,302 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	321	2,108	5,977
Total Population	587	3,885	11,728
Average HH Income	\$112,764	\$104,891	\$115,995

Robert Coombes

(765)-760-3189

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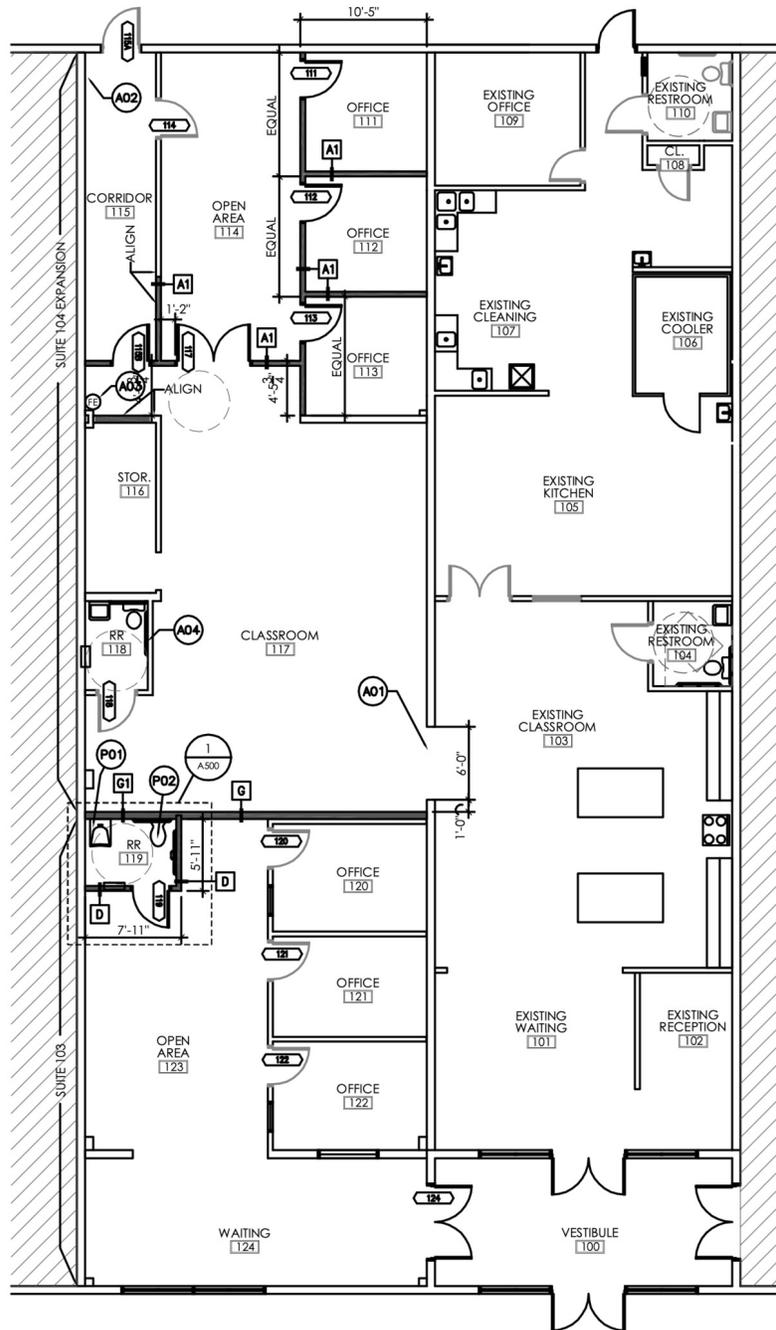
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-  AREA NOT IN CONTRACT
-  AREA OF WORK



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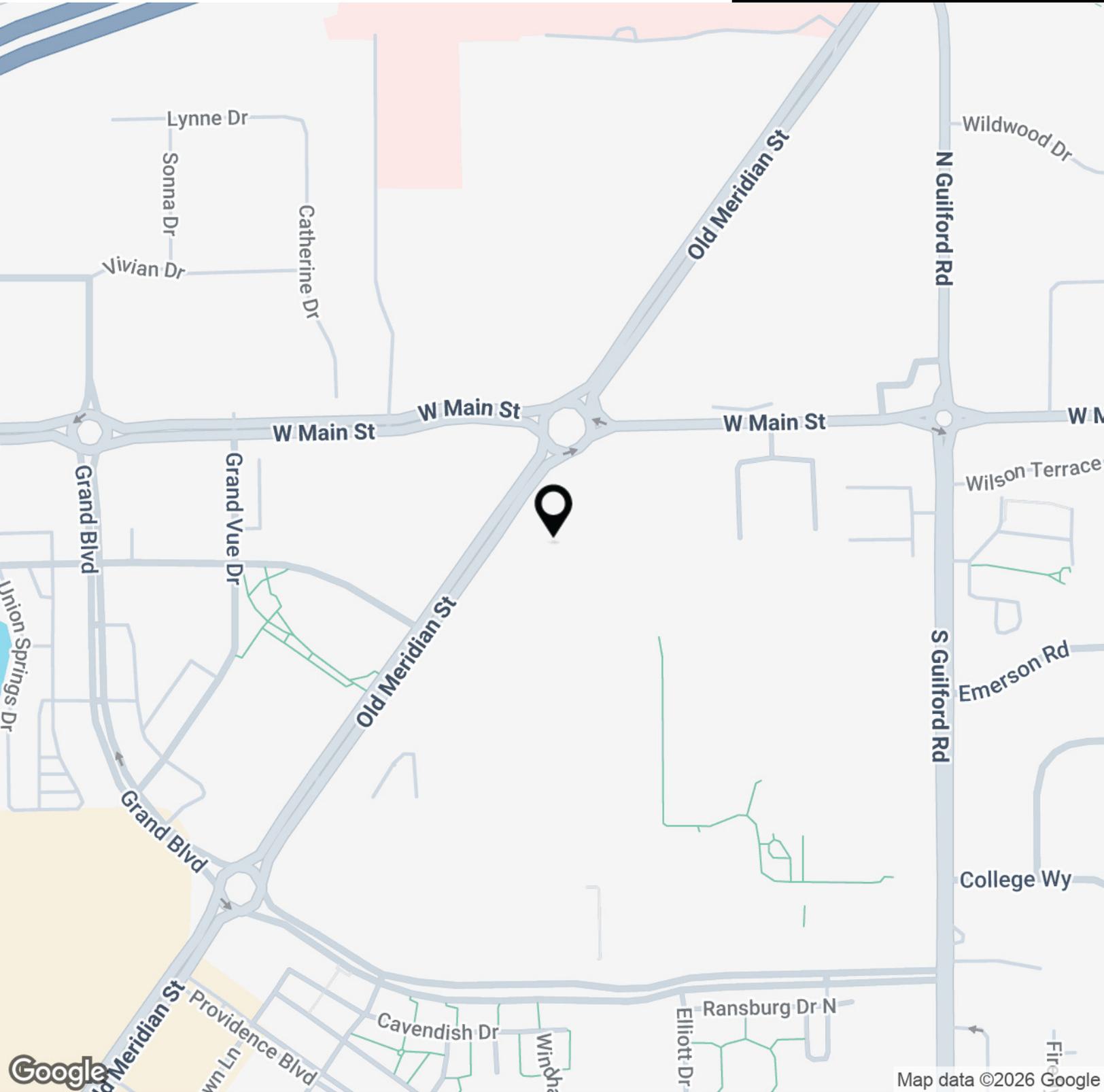
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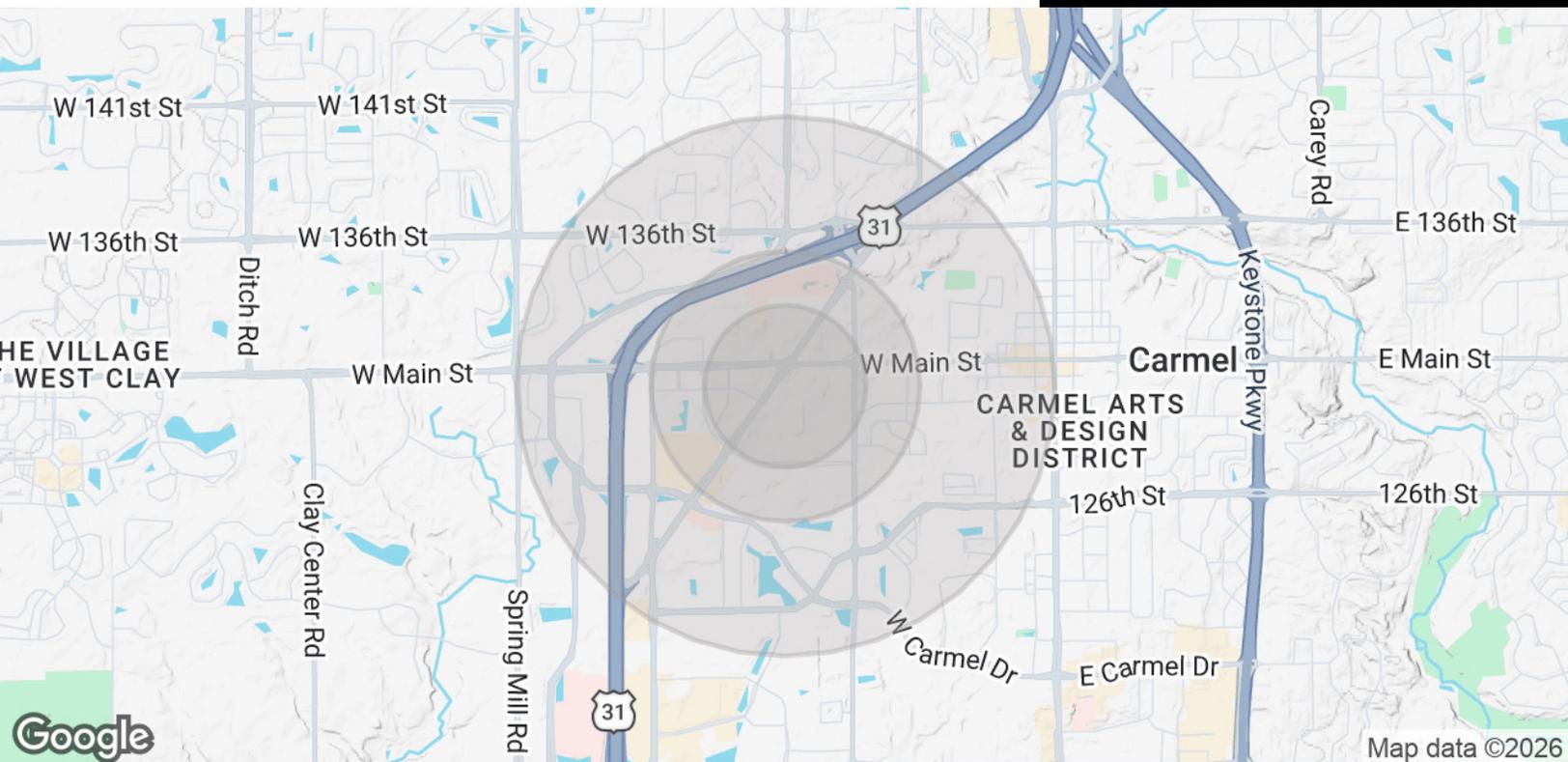
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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	587	3,885	11,728
Average Age	39	40	42
Average Age (Male)	37	38	40
Average Age (Female)	41	41	43

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	321	2,108	5,977
# of Persons per HH	1.8	1.8	2
Average HH Income	\$112,764	\$104,891	\$115,995
Average House Value	\$475,102	\$417,493	\$443,173

Demographics data derived from AlphaMap

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