

FOR LEASE



Modified
Gross Lease



Suite B - 2,000 sq ft



Suite B - \$22 SqFt/Yr

PROPERTY DESCRIPTION

Versatile 2,028 square feet of commercial office suite located in the heart of Carmel, Indiana. Zoned B-8, the space is well-suited for professional office, medical office, select retail, and a variety of commercial service uses. This central Carmel location offers strong visibility, convenient access, and proximity to established residential neighborhoods and thriving commercial corridors.

Exclusively Marketed By:

Mike Clements
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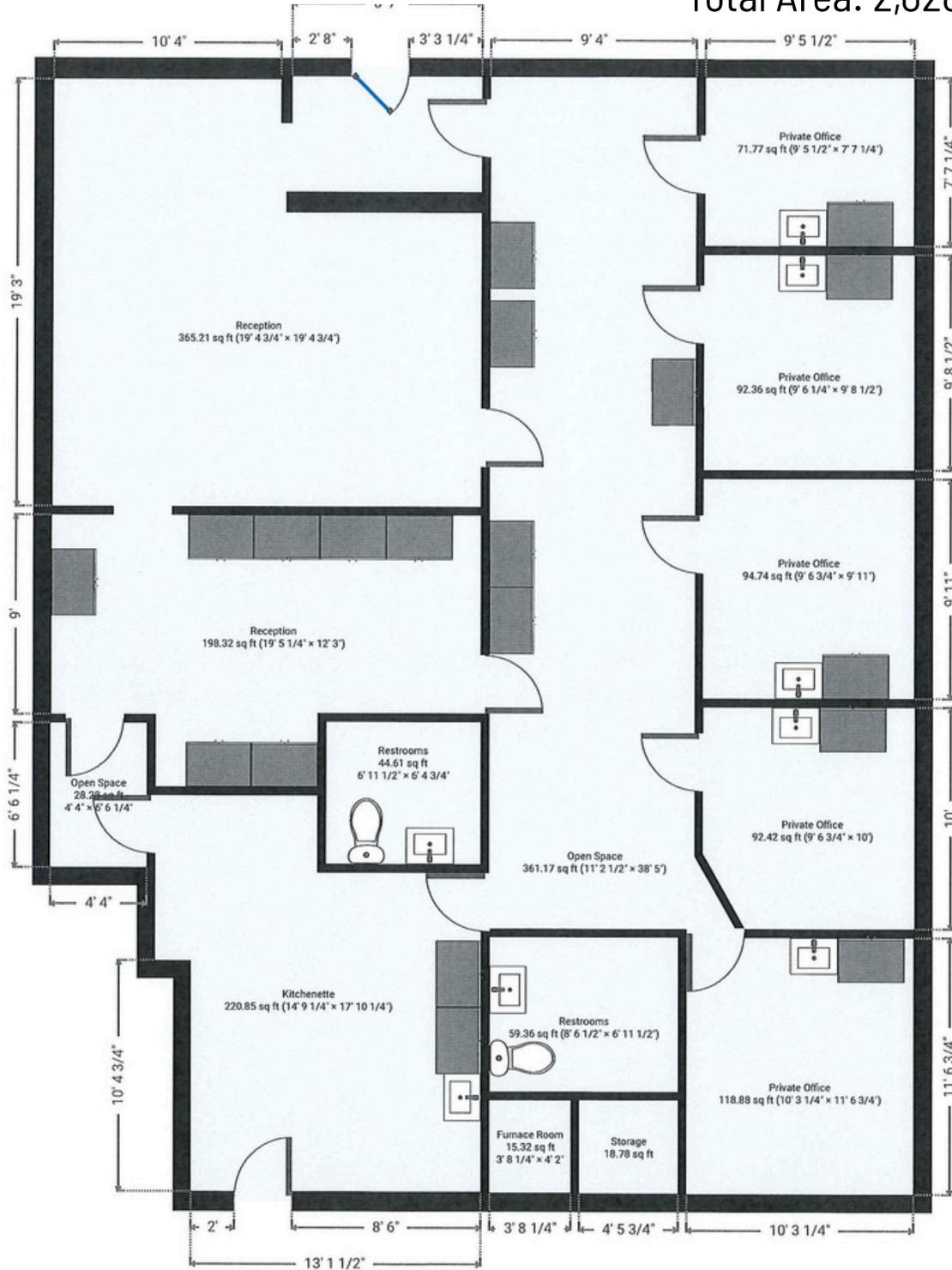


PROPERTY HIGHLIGHTS

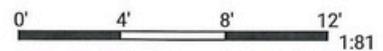
- Rate includes all fees except HVAC maintenance and interior utilities.
- Signage available on Carmel Drive
- Located less than .5 mile from Keystone Avenue which has a ATC of 48k
- Located less than .25 mile from the US Post Office of Carmel
- Carmel Drive has ATC of 13K

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population 2025	10,617	67,249	174,863
Average HH Income	\$133,436	\$155,231	\$169,973

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