

**PEACOCK**  
**COMPANIES**  
commercial real estate

# RETAIL FOR LEASE

5,300± SF TOTAL AVAILABLE

Marion County | SWC of Keystone Pkwy & E 96th Street  
9450/9520 Haver Way | Indianapolis, IN 46240

2,300± SF & 3,000± SF COMMERCIAL/RETAIL SPACES AVAILABLE



EXCELLENT OPPORTUNITY ALONG ESTABLISHED TRADE CORRIDOR



**PEACOCK  
COMPANIES**  
commercial real estate

# RETAIL FOR LEASE | EXCELLENT LOCATION

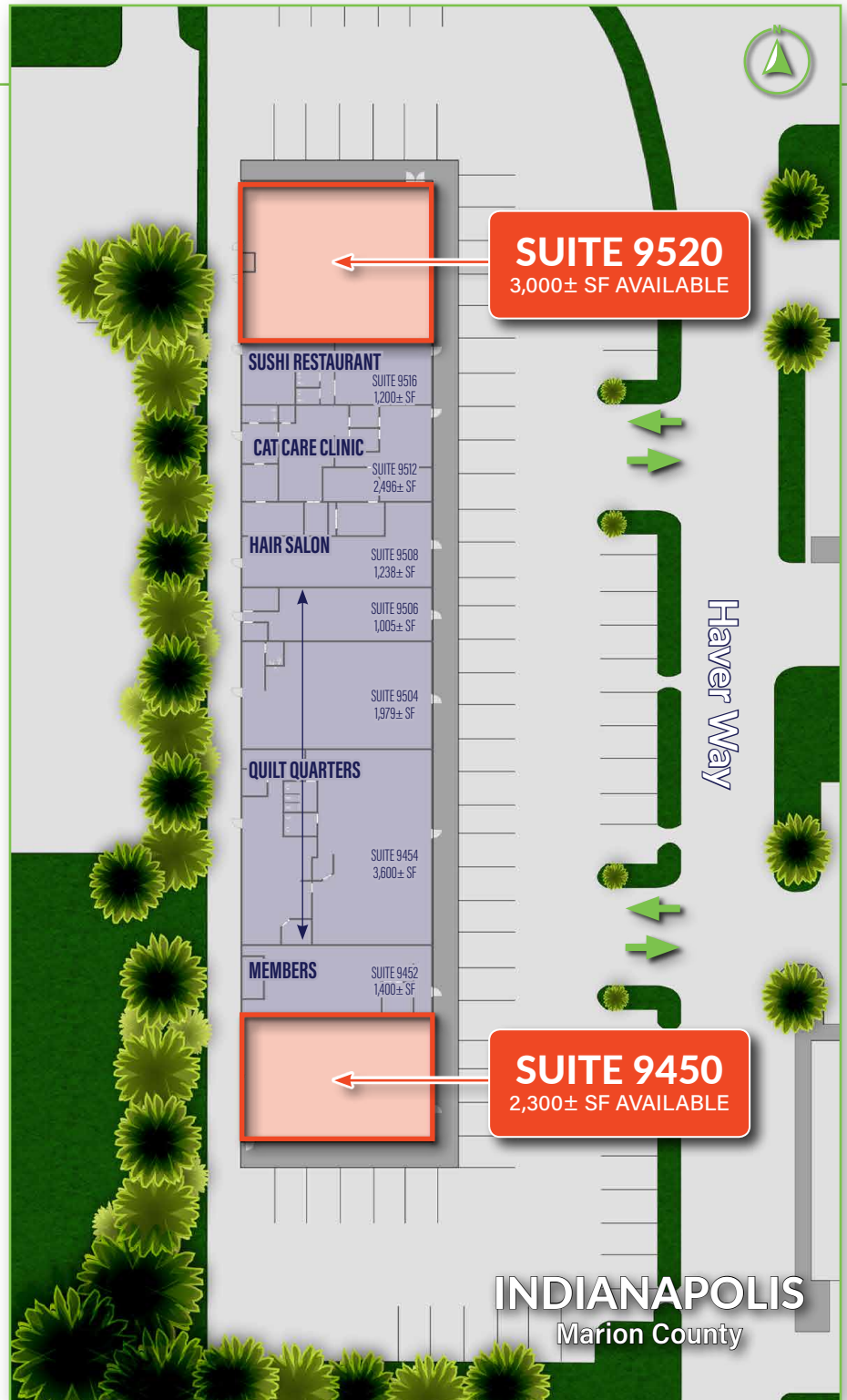
UP TO 3,000± SF COMMERCIAL/RETAIL SPACE AVAILABLE

SEC of 116th Street & Rangeline Road | 1701 E. 116th Street | Carmel, IN 46032 | Hamilton County

EXCELLENT OPPORTUNITY AT ESTABLISHED INTERSECTION UNDERGOING REDEVELOPMENT

## PROPERTY FEATURES:

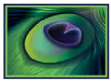
- **PRIME RETAIL SPACE FOR LEASE:** 2,300± SF and 3,000± SF Suites available in 18,361± SF total newly renovated retail center.
- Excellent location on the southwest corner of Keystone Parkway and E. 96th Street on the west side of Haver Way access road.
- Excellent opportunity to become a part of the community located on a busy established major north-south trade corridor.
- Great location for community services and retailers, local restaurateurs and more.
- Just minutes north of Keystone at the Crossing & The Fashion Mall
- Current tenants include: Members, Quilt Quarters, Hair Salon, Cat Care Clinic & Sushi Restaurant
- Site is surrounded by many car dealerships and other national retailers in the area as well as minutes from the Precedent Office/ Business Park located to east of site.
- Site is at the gateway to the E. 96th Street trade corridor and the north-south gateway to Carmel residential, retail and entertainment venues.
- Good visibility and high traffic counts make this a desirable location that has benefitted from the recent road improvements improving access.



MICHAEL P. HOUSE | 📞 317.253.3447 | 📠 317.402.1666 | ✉️ mphouse@peacockcre.com

📍 15525 Stony Creek Way | Noblesville, IN 46060 | 🌐 peacockcre.com

No warranty or representation, express or implied, is made as to the accuracy of information contained herein, same is submitted subject to errors, omissions, price change or other conditions, withdrawal notice without and to any specific listing conditions, imposed by our principals.



**PEACOCK  
COMPANIES**  
commercial real estate

# RETAIL FOR LEASE | EXCELLENT LOCATION

UP TO 3,000± SF COMMERCIAL/RETAIL SPACE AVAILABLE

SEC of 116th Street & Rangeline Road | 1701 E. 116th Street | Carmel, IN 46032 | Hamilton County

EXCELLENT OPPORTUNITY AT ESTABLISHED INTERSECTION UNDERGOING REDEVELOPMENT

## TRADE AERIAL & DEMOGRAPHICS:



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	7 MIN
EST. POPULATION 2021	5,937	28,287	60,026	48,089
ADJ. DAYTIME DEMOS 16+	19,877	41,290	95,467	83,985
PROJ HH ANNUAL GROWTH (2021-2026)	1.7%	1.4%	1.4%	1.4%
EST. HOUSEHOLDS 2021	2,773	13,736	28,255	22,084
EST. AVG. HH INCOME 2021	\$88,973	\$92,827	\$104,894	\$102,980
MEDIAN AGE	37.3	37.6	39.8	39.4
ANY COLLEGE (SOME COLLEGE OR HIGHER)	83.8%	79.4%	81.2%	80.0%

- **Trade area national retailers include:** Fashion Mall at Keystone (Nordstrom, Pottery Barn, Apple, Saks Fifth Avenue, Crate & Barrel, Restoration Hardware & more), Auto Dealers (BMW, Infiniti, Mini Cooper, Toyota, Kia, Ford, Chevy, Subaru, Honda, Acura, Mercedes-Benz, Nissan, Hyundai, Lexus, Porsche, Chrysler, Jeep, Dodge), Banks (Regions Bank, Fifth Third, First Financial, Merchants Bank, Old National Bank), BP, GetGo
- **Trade area restaurants include:** McDonalds, Eddie Merlots, Cooper's Hawk, Naked Tchopstix, La Hacienda, Subway, Joella's Hot Chicken, Arni's, A2Z Cafe, Jasmine Thai and more.

MICHAEL P. HOUSE | 317.253.3447 | 317.402.1666 | mphouse@peacockcre.com

15525 Stony Creek Way | Noblesville, IN 46060 | peacockcre.com

No warranty or representation, express or implied, is made as to the accuracy of information contained herein, same is submitted subject to errors, omissions, price change or other conditions, withdrawal notice without and to any specific listing conditions, imposed by our principals.