

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

# FOR LEASE

## NEW COMMERCIAL/RETAIL CENTER

Hamilton County | SEC of 116th St & Rangeline Rd

1701 E 116th Street | Carmel, IN 46032

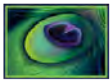
AVAILABLE 8,024± SF IN PROPOSED 14,880± SF RETAIL/OFFICE BUILDING

NEW DEVELOPMENT | COMING SOON



EXCELLENT OPPORTUNITY AT ESTABLISHED INTERSECTION UNDERGOING REDEVELOPMENT





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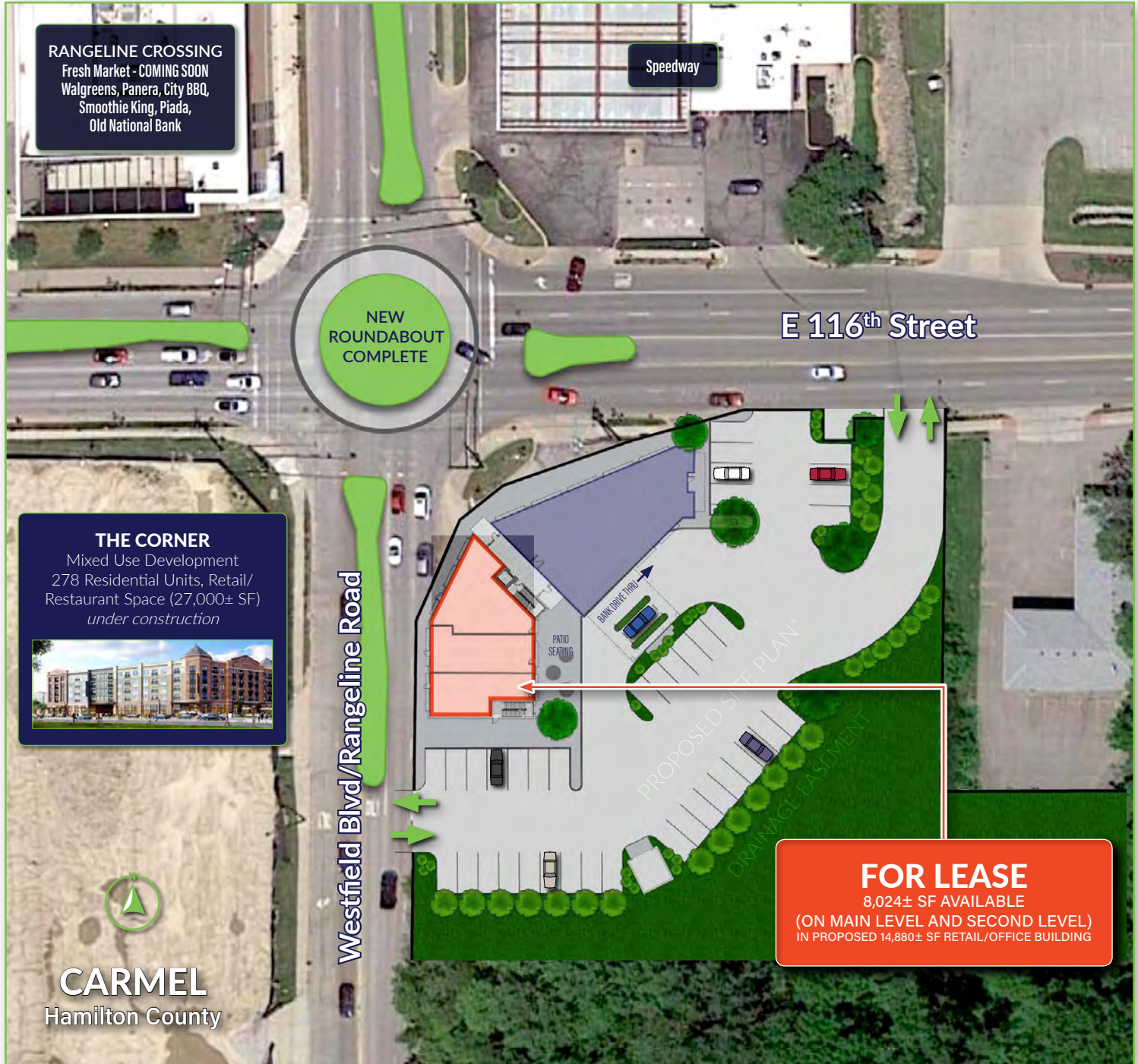
**FOR LEASE | NEW DEVELOPMENT**

**UP TO 8,024± SF (DIVISIBLE) COMMERCIAL/RETAIL AVAILABLE**

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

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**SITE AERIAL:**

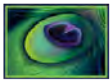


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## PROPERTY FEATURES:

- **FOR LEASE 8,024± SF AVAILABLE;** 4,012± SF each on main level and second story, in proposed 14,880± SF retail/office building
- Proposed co-tenant is financial services provider.
- Patio seating and building signage
- Great visibility and access from both E 116th St & Rangeline Rd/Westfield Blvd.
- Excellent corner location on 116th Street (east-west connector) at the entrance to the Rangeline Road trade corridor heading north towards Carmel City Center and Arts & Design District.
- New mixed-use Kite development with residential and retail/commercial currently under construction across from site within walking distance.
- Ideal for national retailer/commercial franchisees, community services, office users, local restaurateurs and more.
- Corridor national tenants include: Fresh Market (coming soon), Walgreens, Speedway, AutoZone, Firestone, Crew Carwash, Kroger, CVS, American Mattress, VCA, Jiffy Lube, & more.
- National restaurateurs include: Panera, Piada Italian, City BBQ, Smoothie King, KFC, Dunkin', Donatos Pizza, Hot Box Pizza, Noodles & Company, Whalburgers and several local restaurateurs.
- Strong demographics and traffic counts historically consistent growing area.

### DEMOGRAPHIC SNAPSHOT (3 MILE):

	<b>TOTAL POPULATION</b> 64,459
	<b>POPULATION GROWTH (ANNUAL)</b> 1.4%
	<b>AVERAGE HOUSEHOLD INCOME</b> \$114, 761
	<b>TOTAL HOUSEHOLDS</b> 7,848

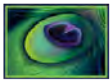


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## PROPOSED SITE PLAN:



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