

PEACOCK
COMPANIES
commercial real estate

FOR SALE

NEW MULTI-TENANT BUILDING

Hamilton County | SEC of 116th St & Rangeline Rd

1701 E 116th Street | Carmel, IN 46032

GREAT INVESTMENT PROPERTY
CALL FOR DETAILS

GREAT LOCATION AT 116TH STREET & RANGELINE ROAD

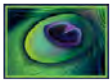



CARMEL
Hamilton County

MUSE CARMEL

Mixed Use Development
278 Residential Units, Retail/
Restaurant Space (27,000± SF)

EXCELLENT OPPORTUNITY AT NEWLY UPDATED INTERSECTION IN THE HEART OF CARMEL



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FOR SALE | NEW MULTI-TENANT BUILDING

13,380± SF COMMERCIAL/RETAIL DEVELOPMENT

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

EXCELLENT OPPORTUNITY AT IMPROVED INTERSECTION UNDERGOING REDEVELOPMENT

PROPERTY FEATURES:

- **FOR SALE 13,380± SF MULTI-TENANT BUILDING**
- Great visibility and access from both E 116th St & Rangeline Rd/Westfield Blvd at new round-about
- Excellent corner location at the SEC of 116th Street (east-west connector) and Westfield Blvd
- New mixed-use Kite development (Muse Carmel) with residential and retail/commercial across from site
- Building tenants include: BMO Harris Bank, Smile 'n Style Dental of Carmel and Platinum Liquors
- Building is currently 100% leased
- Corridor national tenants include: Fresh Market, 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, and several local restaurateurs
- Strong demographics and traffic counts historically consistent growing area

DEMOGRAPHIC SNAPSHOT (3 MILE):

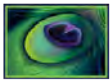
	TOTAL POPULATION 64,459
	POPULATION GROWTH (ANNUAL) 1.4%
	AVERAGE HOUSEHOLD INCOME \$114,761
	TOTAL HOUSEHOLDS 7,848



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PROPERTY IMAGES:



LOOKING SOUTH AT SITE



LOOKING EAST AT SITE



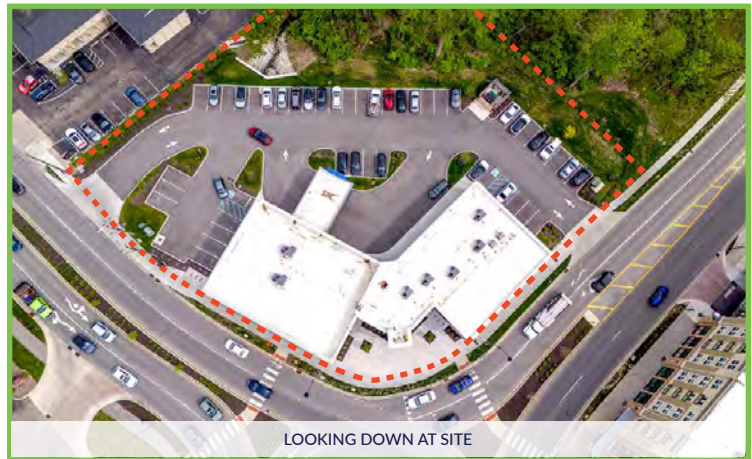
LOOKING NORTHWEST AT SITE



LOOKING NORTH AT SITE



LOOKING NORTHWEST AT SITE INTERSECTION



LOOKING DOWN AT SITE

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