

RETAIL PROPERTY FOR LEASE

12955 Old Meridian St

Carmel, IN 46032

COOMBES REAL ESTATE



PROPERTY DESCRIPTION

Retail opportunity along Old Meridian Street in Carmel within an established center surrounded by restaurants, retail and residential development. The property offers a flexible layout, strong visibility and convenient access to the surrounding Carmel market.

PROPERTY HIGHLIGHTS

- 5,500 SF Retail Space Available
- Flexible Retail Layout
- Existing Office, Open Areas & Multiple Restrooms
- Existing Kitchen & Cooler Areas
- On-Site Parking
- Frontage Along Old Meridian Street
- Anchored by BRU Burger Bar & RIZE
- Convenient Access to W Main Street & US-31

OFFERING SUMMARY

Lease Rate:	\$38 SF/yr (NNN)
Available SF:	5,500 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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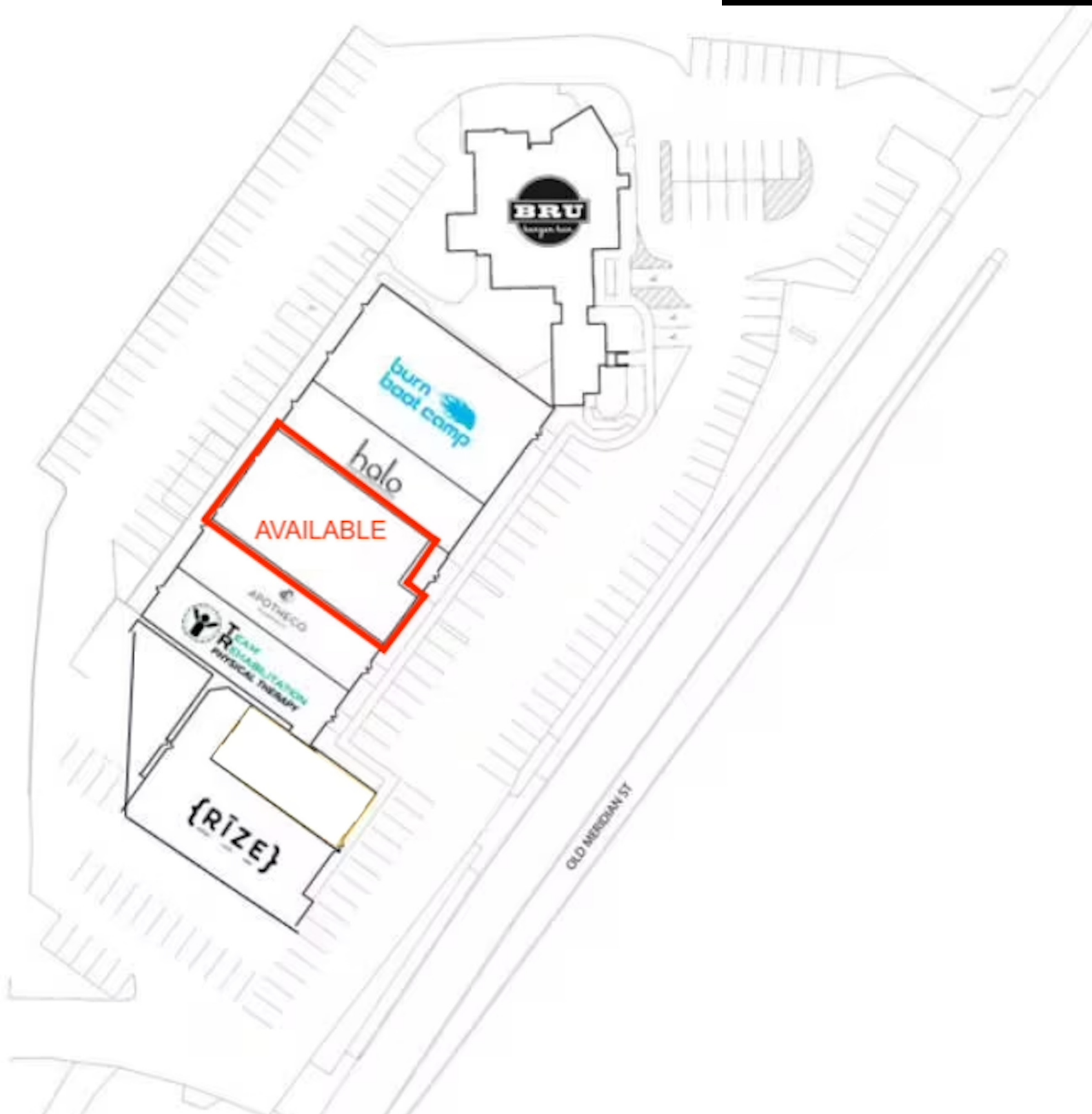
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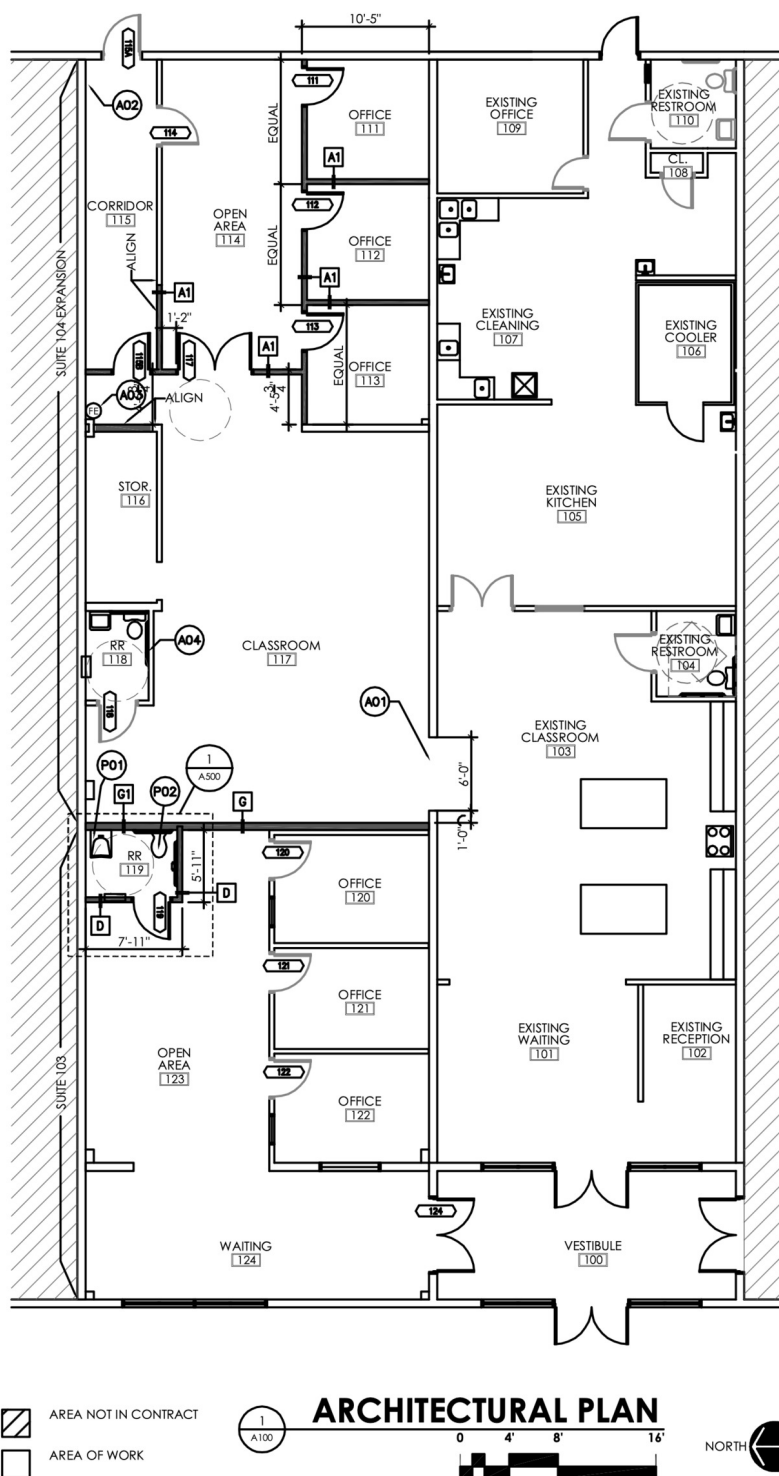
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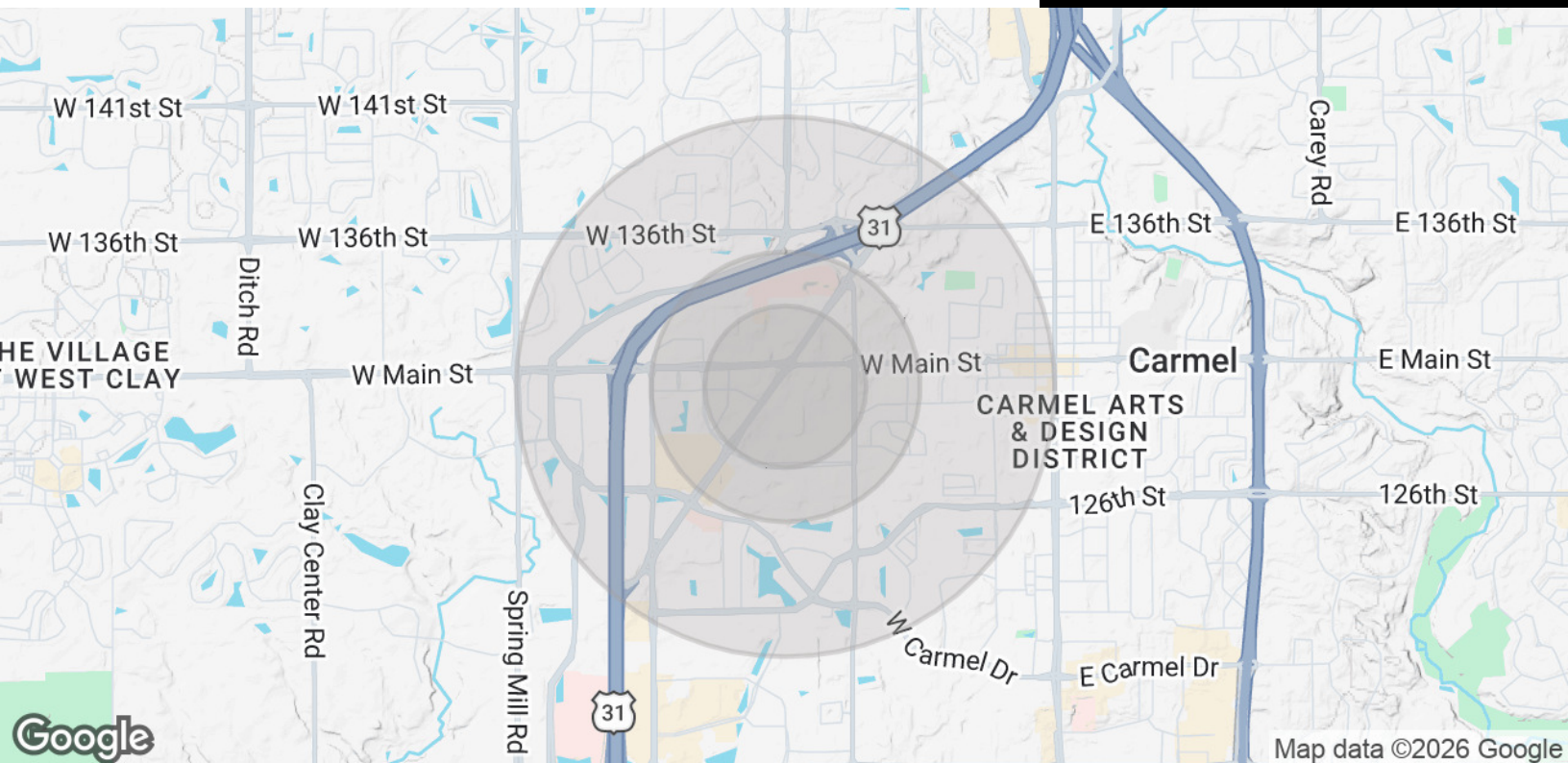
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	587	3,885	11,728
Average Age	39	40	42
Average Age (Male)	37	38	40
Average Age (Female)	41	41	43
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	321	2,108	5,977
# of Persons per HH	1.8	1.8	2
Average HH Income	\$112,764	\$104,891	\$115,995
Average House Value	\$475,102	\$417,493	\$443,173

2020 American Community Survey (ACS)

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