

LEASE

Prime Corner Retail on College Avenue

10567 NORTH COLLEGE AVENUE

Carmel, IN 46280

PRESENTED BY:

**JESS LAWHEAD, SIOR, CCIM,
CBI**

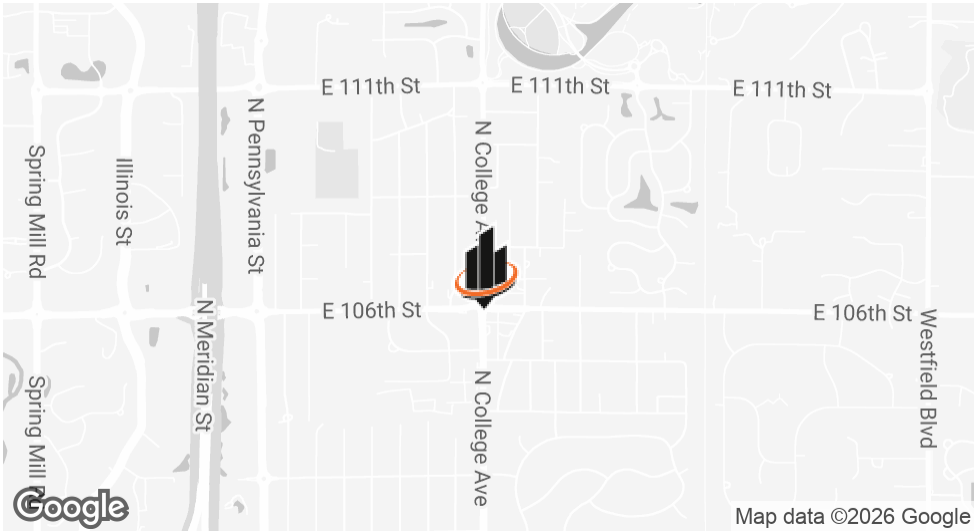
Phone: 317.447.4403

jess.lawhead@svn.com

IN #RB14047741



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$18 SF/yr (NNN)
AVAILABLE SF:	1,596 SF
LOT SIZE:	1.46 Acres
BUILDING SIZE:	10,616 SF
ZONING:	B1

PROPERTY DESCRIPTION

This retail space features a large storefront window that provide excellent visibility. Located on a hard corner, the space has direct exposure to North College Avenue, allowing for prominent street signage. The interior is adaptable for retail or service use. Recent nearby infrastructure improvements enhance access and customer convenience.

PROPERTY HIGHLIGHTS

- A large storefront window with clear street visibility
- Hard corner location and high traffic volume on North College Avenue
- Street signage opportunities available
- New roundabout improves access and traffic flow
- Suitable for retail or service businesses
- Parking available nearby

JESS LAWHEAD, SIOR, CCIM, CBI
O: 317.447.4403
jess.lawhead@svn.com
IN #RB14047741

ADDITIONAL PHOTOS



JESS LAWHEAD, SIOR, CCIM, CBI
O: 317.447.4403
jess.lawhead@svn.com
IN #RB14047741

RETAILER MAP



JESS LAWHEAD, SIOR, CCIM, CBI

O: 317.447.4403

jess.lawhead@svn.com

IN #RB14047741