

# 116th Street Center

820 E 116th Street, Carmel, IN 46032



## FOR LEASE

### TRAFFIC COUNTS

116th Street - 29,593 ADT

Guilford Avenue - 12,500 ADT

- 2,163 sf available
- 1,272 sf end cap space coming available
- 902 sf coming available Nov 1, 2026
- An upscale mixed use development located on 116th Street between College Avenue and Guilford Avenue.
- Strong daytime population
- Close to Clarian North Hospital and St. Vincent Heart Hospital
- 4.2 million square feet of office use within 1.5 miles

### CONTACT

McCrea Property Group  
for more  
information

### MARKET DEMOGRAPHICS

| Radius | Population | Income    | Households | Daytime Pop |
|--------|------------|-----------|------------|-------------|
| 1 Mile | 8,107      | \$129,036 | 4,024      | 20,498      |
| 3 Mile | 65,396     | \$157,607 | 29,123     | 64,218      |
| 5 Mile | 183,671    | \$166,422 | 78,111     | 125,365     |

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