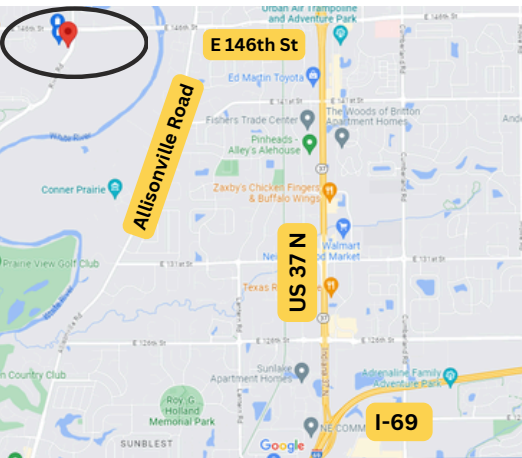


UP TO 6,534 SQ. FT.



## ABOUT THE PROPERTY

- Located in fastest growing county in Indiana, at the signalized intersection of E 146th St and River Road
- Conveniently located behind GetGo gas station
- Current Tenants: Payless Liquors, F45 Training, Drexel Interiors, Edward Jones, State Farm, SmileCentric, Carmel Eye Care and more!

## OUR PROPERTY FEATURES

- 230 surface parking spaces
- 32,000+ VPD via E 146th St
- Easy access to US 37
- Retail, Medical, Restaurant

# RIVER ROAD SHOPPES

14560-14580 River Road, Carmel, IN 46033



**1,440 SF  
AVAILABLE**

River Road Shops Building 1 :: 18,284 SF

14580 River Rd :: Carmel, IN



## OFFERING SUMMARY:

Building Size: 18,284 SF  
 Available SQ FT: 1,440 SF  
 Lot Size: 4.77 AC  
 Constructed: 2015  
 Zoning: PUD

<u>UNIT</u>	<u>TENANT</u>	<u>SQ FT</u>
110-130	Golf Sim Studio	4,240 sq ft
150	Payless Liquors	9,804 sq ft
<b>170</b>	<b>Available</b>	<b>1,440 sq ft</b>
180	La Vie Nails	1,440 sq ft
190	La Michoacana	1,360 sq ft

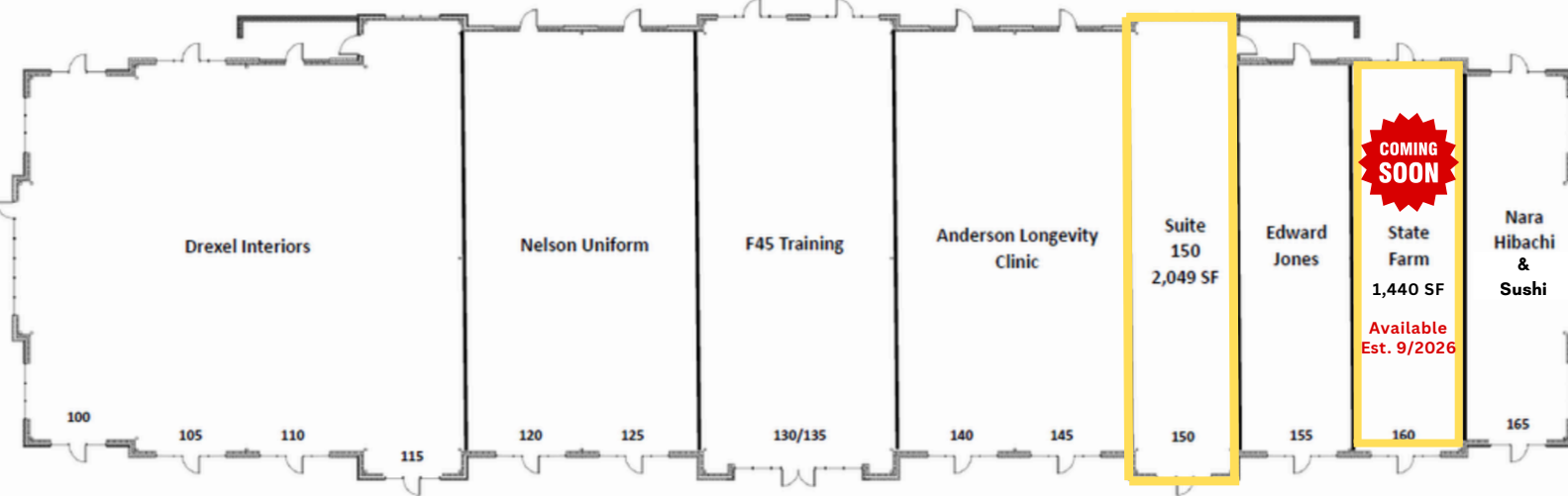
# RIVER ROAD SHOPPES

14560-14580 River Road, Carmel, IN 46033

River Road Shoppes : 21,773 SF: Phase 2

14570 River Road, Carmel, IN 46033

**1,440 - 2,049 SQ. FT.  
AVAILABLE**



## OFFERING SUMMARY:

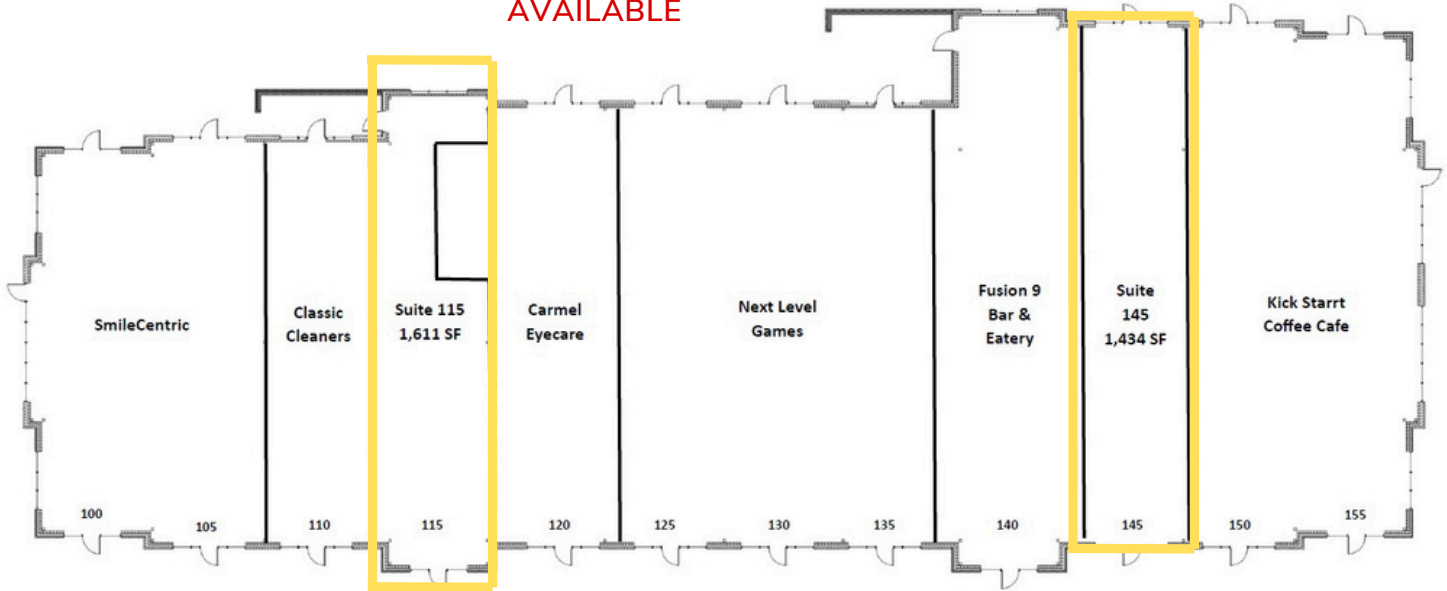
Building Size: 21,773 SF  
Available SQ FT: 3,489 SF  
Lot Size: 4.77 AC  
Constructed: 2015  
Zoning: PUD

UNIT	TENANT	SQ FT
100-115	Drexel Interiors	5,826 sq ft
120-125	911 Uniform	3,273 sq ft
130-135	F45 Training	2,939 sq ft
140-145	Anderson Longev.	2,802 sq ft
<b>150</b>	<b>Available</b>	<b>2,049 sq ft</b>
155	Edward Jones	1,469 sq ft
<b>160</b>	<b>State Farm</b>	<b>1,440 sq ft</b>
165	Nira Hibachi & Sushi	1,419 sq ft

# RIVER ROAD SHOPPES

14560-14580 River Road, Carmel, IN 46033

1,434 - 3,045 SQ. FT.  
AVAILABLE



## OFFERING SUMMARY:

Building Size: 19,732 SF  
 Available SQ FT: 3,045 SF  
 Lot Size: 4.77 AC  
 Constructed: 2015  
 Zoning: PUD

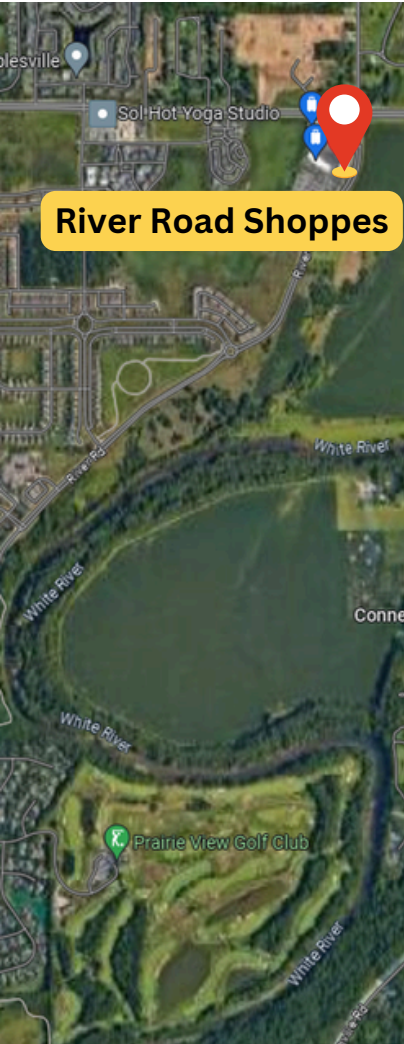
UNIT	TENANT	SQ FT
100-105	SmileCentric	2,864
110	Classic Cleaner	1,152
115	<b>Available</b>	<b>1,611</b>
120	Carmel Eye Care	2,149
125-135	Next Level Games	4,258
140	Fusion 9 Bar & Eatery	2,794
145	<b>Available</b>	<b>1,434</b>
150-155	Kickstart Coffee & More	3,704

# RIVER ROAD SHOPPES

14560-14580 River Road, Carmel, IN 46033

## DAILY TRAFFIC COUNTS

E 146th St + Allisonville Rd 32,393  
 SR 37 + E 146th St 23,452  
 SR 37 + 146th St 35,513

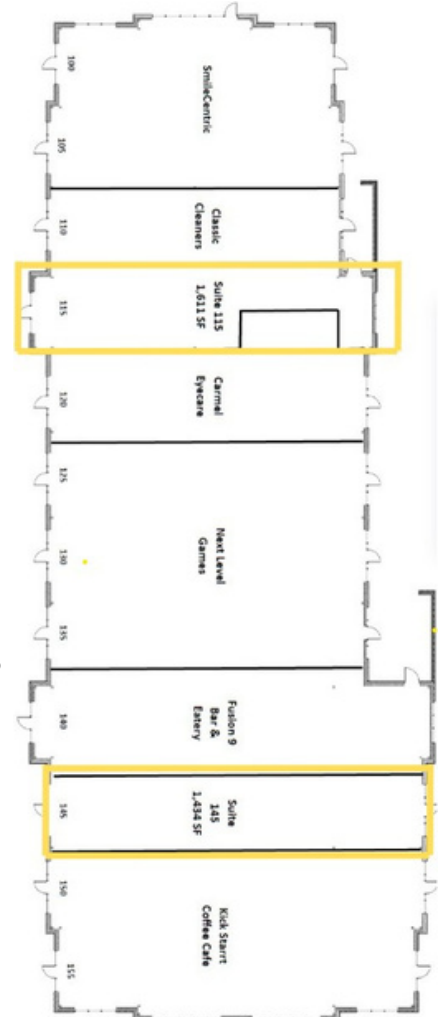


DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
POPULATION	4,879	57,307	168,938
HOUSEHOLDS	1,753	20,861	62,040
AVG. HH INCOME	\$144,481	\$132,105	\$130,048
MEDIAN AGE	39.5	38.3	36.8



# RIVER ROAD SHOPPES

14560-14580 River Road, Carmel, IN 46033



River Road Shoppes : 59,789 SF  
14560-80 River Road, Carmel, IN 46033

