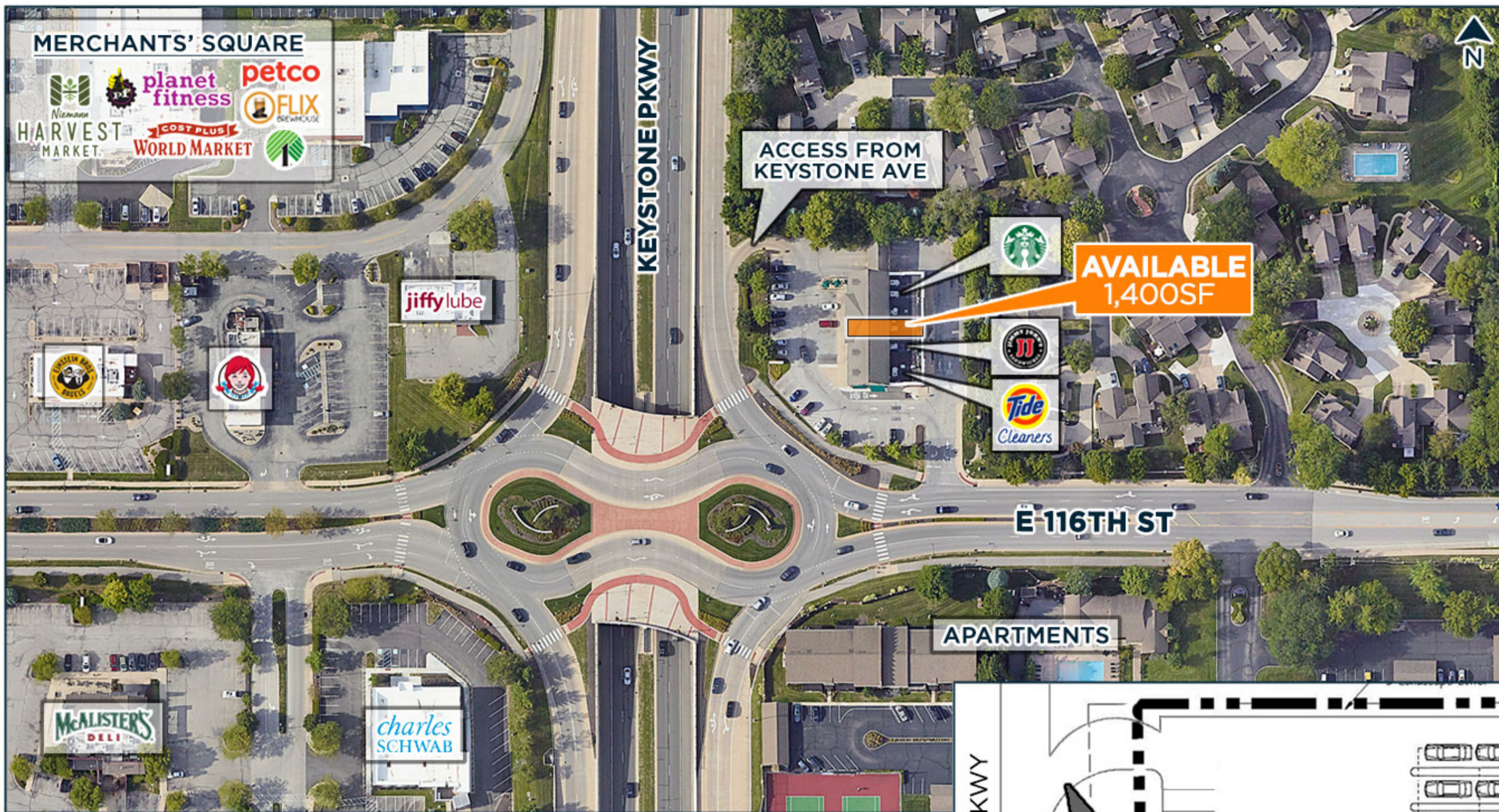


CARMEL SMALL SHOPS

E. 116TH STREET & KEYSTONE PARKWAY, CARMEL, IN
1,400SF AVAILABLE FOR LEASE



PROPERTY DESCRIPTION

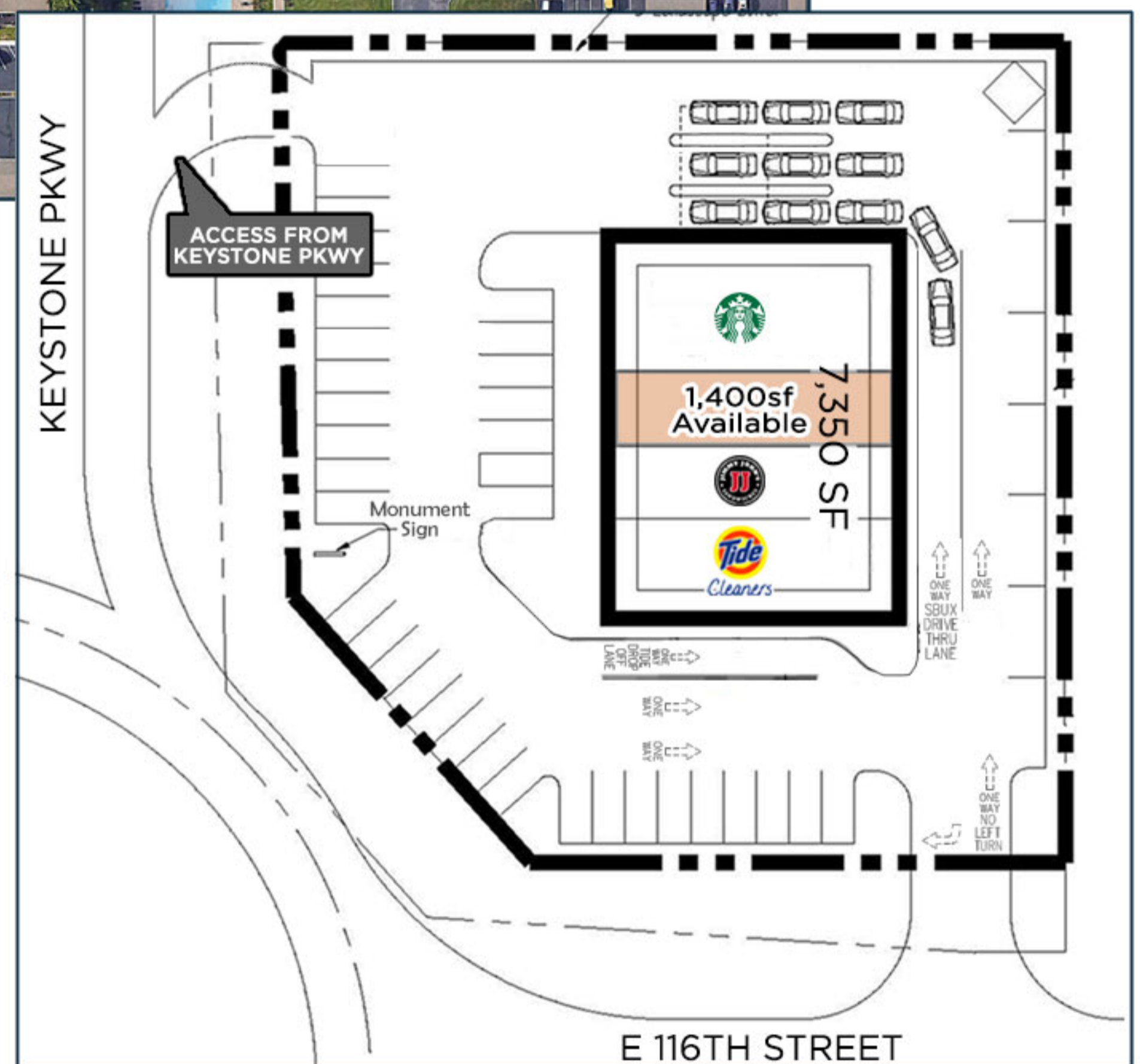
- Located in the affluent suburb of Carmel and surrounded by well-established residential neighborhoods and a high daytime population.
- Neighborhood center with Starbucks, Tide Cleaners, and Jimmy John's.
- Excellent visibility and access from E. 116th St. & Keystone Pkwy.
- Strong traffic counts along E. 116th St. and Keystone Pkwy, both key connector roads through Carmel and to surrounding communities.

DEMOGRAPHICS

	1 mile	2 mile	3 mile	5 mile
Population	7,338	33,001	66,775	172,386
Households	3,986	15,041	30,199	74,474
Avg Household Income	\$137,995	\$141,460	\$142,674	\$160,532
Daytime Population	5,494	24,536	72,568	134,000

TRAFFIC COUNTS

Keystone Pkwy	48,075
E. 116th Street	22,285



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