

FOR LEASE > RETAIL



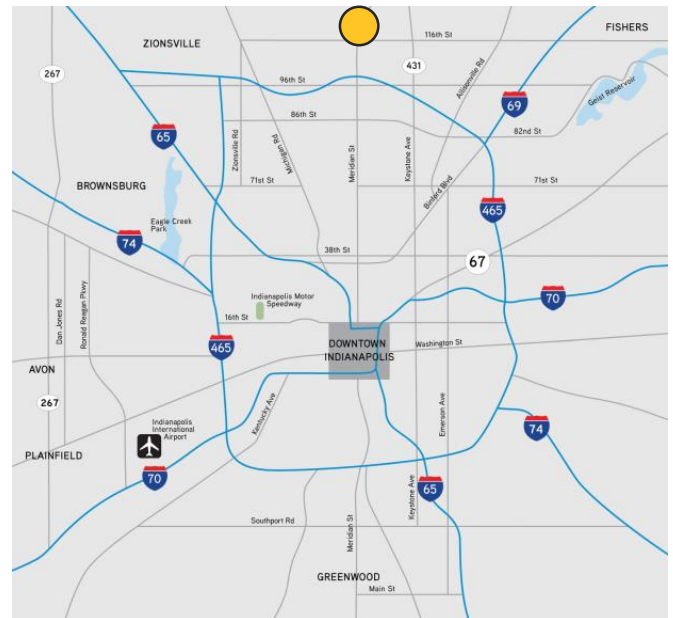
Meridian Park Shoppes

12450 – 12590 N MERIDIAN STREET, CARMEL, IN



Property Highlights

- > ± 1,200 SF – ± 2,950 SF available for lease
- > Join Classic Cleaners, Amber Indian Restaurant & La Hacienda
- > Strong US 31 presence with prominent visibility
- > Amidst an affluent & growing residential base
- > 2,000 hotel rooms north of I-465 on Meridian corridor
- > Strategically located between IU North and St. Vincent Carmel Hospital campuses with over 1,000 hospital beds north of I-465 on Meridian corridor
- > More than 6 million SF of office within a 3-mile radius
- > Traffic count on Meridian Street: 46,404 vehicles per day



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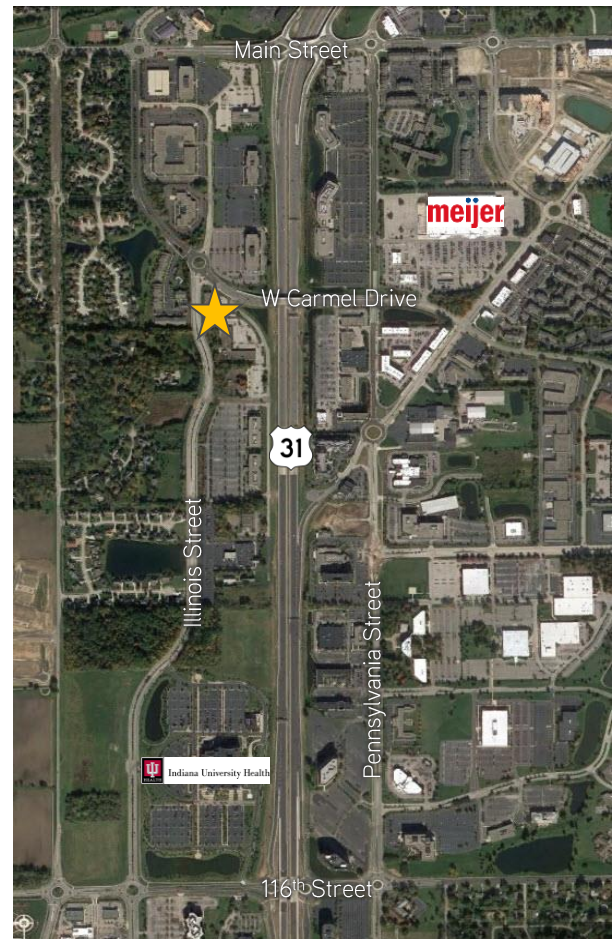
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Property Overview

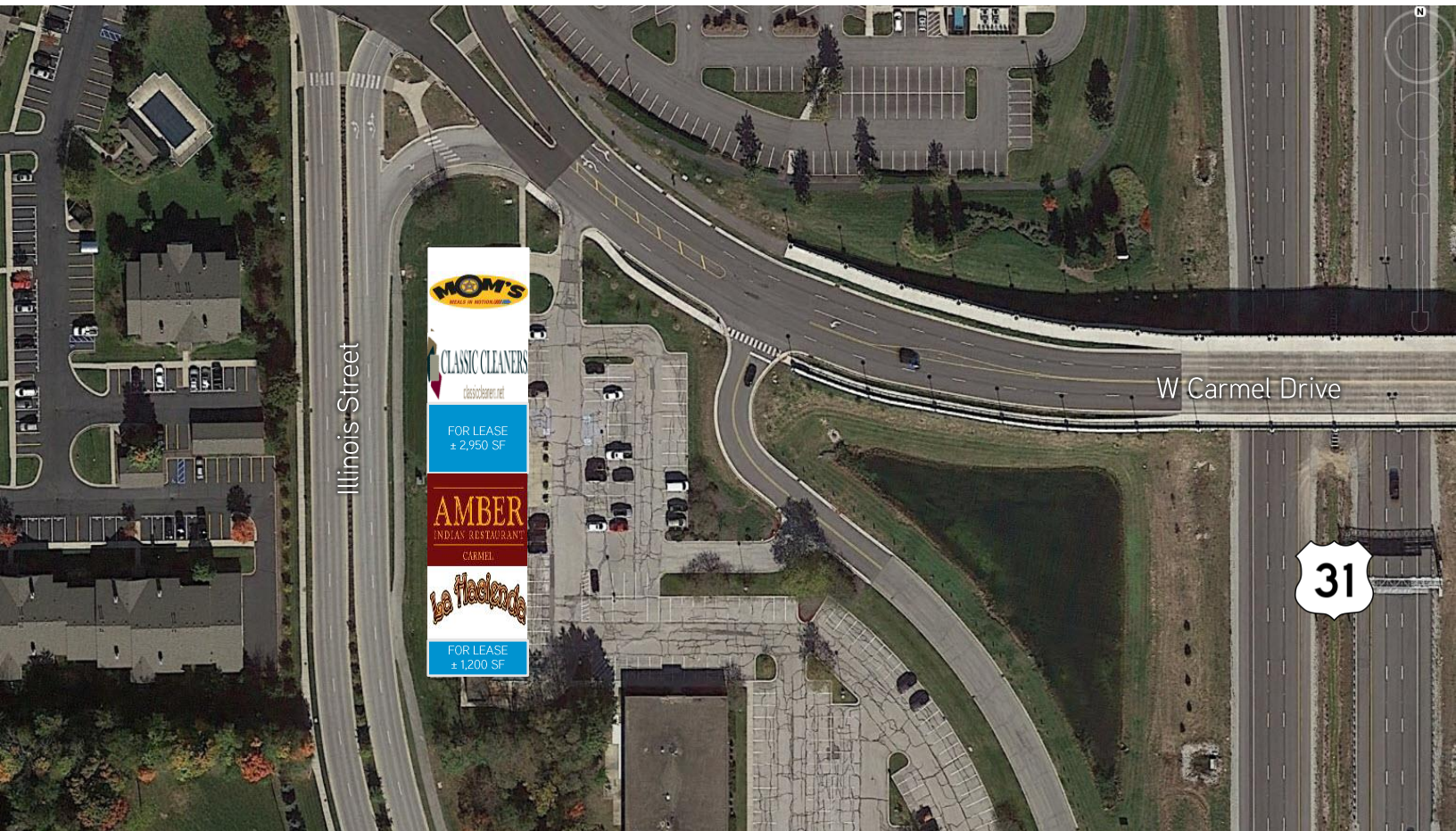


PROPERTY INFORMATION

| | |
|------------------|---|
| Building Size | 17,895 SF |
| Zoned | B2 |
| Available Suites | 12450: 2,950 SF 12460: 1,200 SF |
| Current Tenants | Mom's Meals in Motion Classic Cleaners Amber Indian Restaurant La Hacienda |



Area Overview



DEMOGRAPHICS

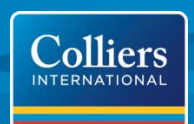
| | 1 Mile | 3 Miles | 5 Miles |
|---------------------------|-----------|-----------|-----------|
| Population 2016 | 5,114 | 57,573 | 146,110 |
| Population Projected 2021 | 5,850 | 63,515 | 160,151 |
| Average Household Income | \$103,653 | \$121,643 | \$116,712 |
| Total Households 2016 | 2,427 | 22,205 | 57,229 |
| Households Projected 2021 | 2,825 | 24,579 | 62,559 |

AVERAGE DAILY TRAFFIC

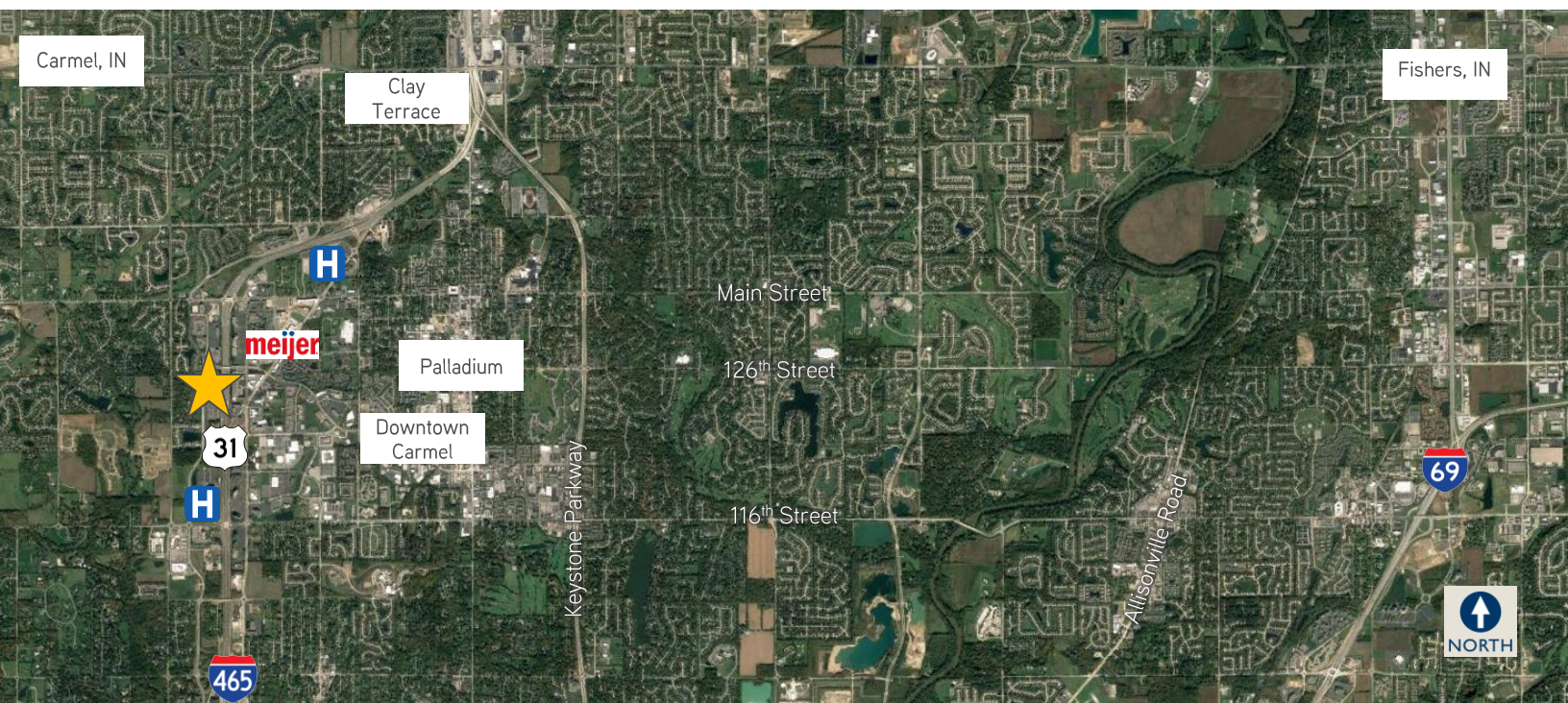
| | |
|-----------------|-----------------|
| Meridian Street | 46,404 cars/day |
| Carmel Drive | 13,322 cars/day |

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Area Amenities



Hilton Garden Inn
Meijer
Blaze Pizza
Chipotle
Stacked Pickle
Jason's Deli
Which Wich
Panda Express
Sun Tan City
Huntington Bank
Punch Burger
Max & Erma's
Starbucks
Hampton Inn & Suites
J. Razzo's
Toppers Pizza
Office Depot
Chase Bank
Mark Pi's China Gate
Le Peep
Subway
Yats
Tuchman Cleaners

Renaissance Hotel
Residence Inn
Spring Hill Suites
Residence Inn
Fifth Third Bank
Regions
CVS Pharmacy
Jimmy John's
Brockway Pub
Spa Nails II
Ritz Charles
Market District
Convivio Italian Cuisine
Los Arroyos
Potbelly Sandwich Shop
McDonald's
Moe's Southwest Grill
Bru Burger Bar
Fit Body Carmel
Stout's Footwear
Godby Home Furnishings
China Garden
Brunchies

Clay Terrace
Dick's Sporting Goods
Kona Grill
Red Robin
Lowe's Home Improvement
Dairy Queen
The Center for Performing Arts
Menards
Hobby Lobby
Steak 'n Shake
Chick-fil-A
Buffalo Wild Wings
Gigi's Cupcakes
Dunkin' Donuts
Jet's Pizza
LA Fitenss
Target
Regal Cinemas Village Park 17

Site is convenient to surrounding neighborhoods, apartment communities and office buildings

For more information, please contact:

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