

FOR LEASE

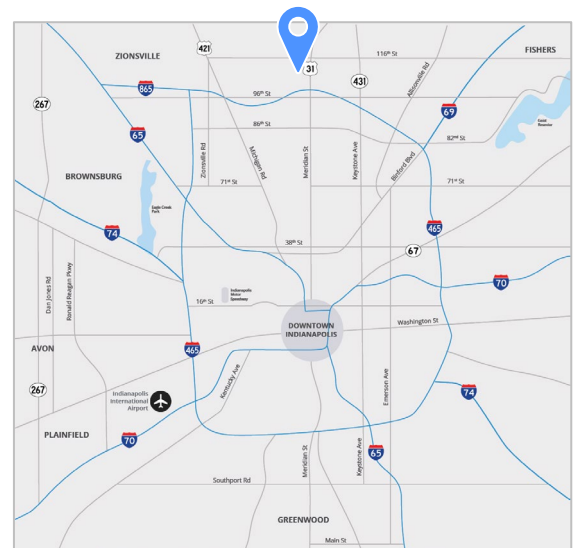
Meridian Park Shoppes

12460 – 12590 N Meridian St
Carmel, IN

Situated across US 31 from Republic Airways new
105,000 SF Headquarters bringing 1,900 jobs to Carmel

Property Highlights

- ± 2,950 SF and ± 3,209 SF units available
- Join Amber Indian Restaurant & La Hacienda and 30 Minute Hit
- 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 & 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 space within a 3-mile radius
- Traffic count on Meridian Street: 46,404 vehicles per day



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SITE & BUILDING SPECS

Total Building Area	17,895 SF
Zoned	B2
Current Tenants	Amber Indian Restaurant La Hacienda 30 Minute Hit

LEASE AVAILABILITY

Suite	Available SF
12540	± 2,950
12590	± 3,209



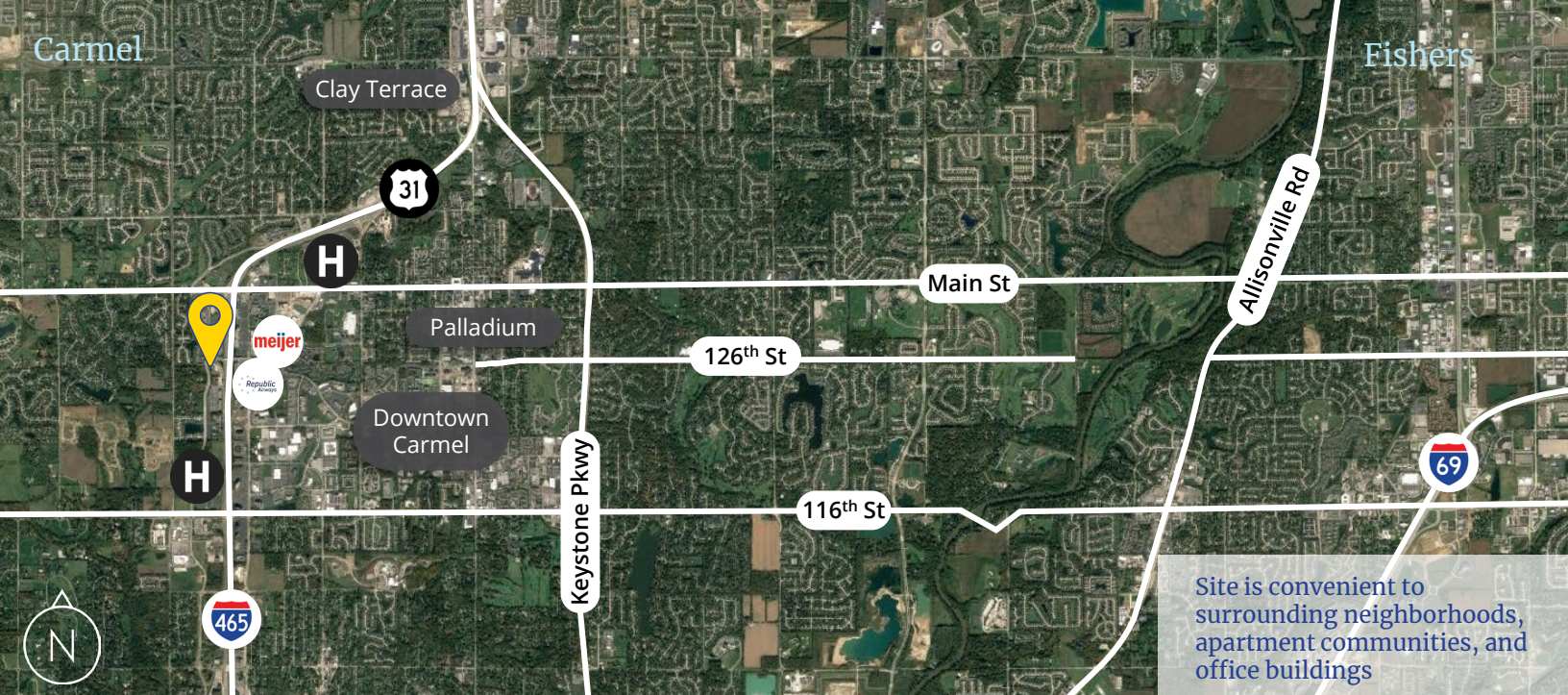
DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population 2024	7,632	66,253	167,516
Population Projected 2029	8,525	72,617	180,092
Daytime Population	24,737	92,829	221,245
Average HH Income	\$163,880	\$188,900	\$185,092
Total Households 2024	3,710	26,468	67,304
Households Project 2029	4,216	29,522	73,286

MARKET OVERVIEW

	1 Mile	3 Mile	5 Mile
Education			
No high school diploma	3%	2%	2%
High school graduate	5%	8%	10%
Some college	12%	16%	18%
Bachelor's / Graduate / Prof degree	80%	74%	69%
Business			
Total businesses	849	4,047	9,046
Total employees	22,224	64,594	148,851
Employment			
White collar	82%	85%	84%
Blue collar	7%	7%	8%
Services	11%	8%	8%
Unemployment rate	3.1%	2.7%	2.3%

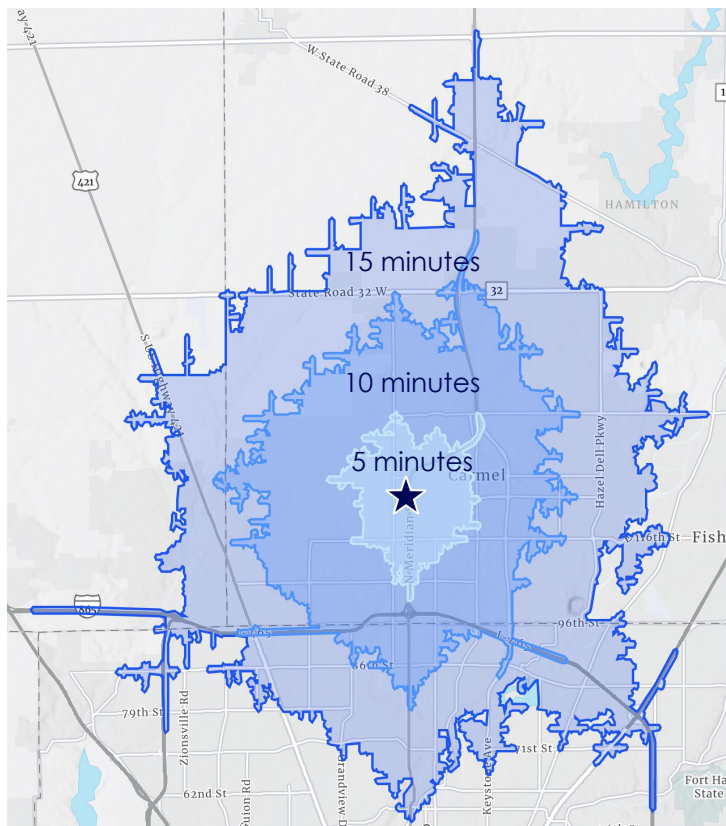




Nearby Amenities

• Hilton Garden Inn • Meijer's • Blaze Pizza • Chipotle • Panda Express • Sun Tan City • Huntington Bank • Starbucks (2) • Target • Red Robin • Fifth Third Bank • Regions • CVS Pharmacy • Bar Louis • Jimmy Johns • Brockway Pub • Spa Nails II • Ritz Charles • Market District • Convivio Italian Cuisine • Los Arroyos • Potbelly Sandwich Shop • Chick-fil-A • Buffalo Wild Wings • Hobby Lobby	• Hampton Inn & Suites • Hyatt Place • Office Depot • Chase Bank • Subway • Yats • Renaissance Hotel • Residence Inn • Spring Hill Suites • Regal Cinemas Village Park 17 • 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 • Verde	• Dunkin' Donuts • LA Fitness • Rosie's Place • Dairy Queen	• The Center for Performing Arts • Jet's Pizza • Menards	• Sugar Creek Winery • Lowe's Home Improvement
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Drive Times



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