



FOR LEASE

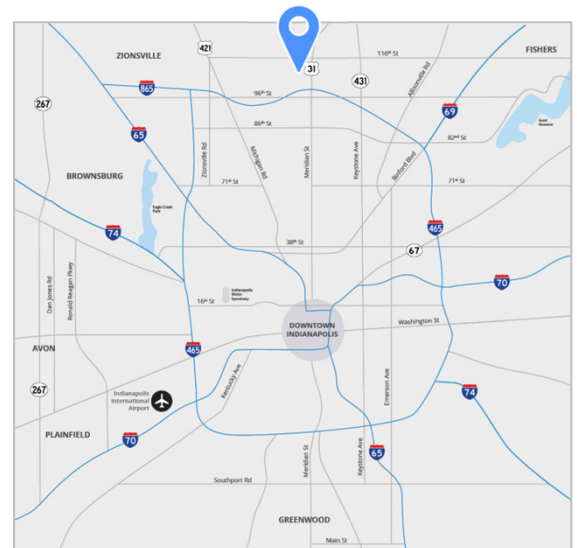
Meridian Park Shoppes

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

- ± 1,486, ± 2,950 SF and ± 3,209 SF units available
- Join 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 & 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

LEASE AVAILABILITY

Suite	Available SF
12540	± 2,950
12560	± 1,486
12590	± 3,209



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population 2025	7,797	67,684	169,943
Population Projected 2030	8,794	73,770	180,929
Daytime Population	21,663	93,509	226,016
Average HH Income	\$168,359	\$180,082	\$171,397
Total Households 2025	3,798	27,101	68,285
Households Project 2030	4,303	29,800	73,050

MARKET OVERVIEW

	1 Mile	3 Mile	5 Mile
Education			
No high school diploma	3%	2%	2%
High school graduate	6%	8%	10%
Some college	9%	15%	17%
Bachelor's / Graduate / Prof degree	82%	75%	71%
Business			
Total businesses	825	3,993	8,852
Total employees	14,783	54,572	126,858
Employment			
White collar	82%	85%	84%
Blue collar	6%	6%	7%
Services	11%	8%	9%
Unemployment rate	3.8%	3.3%	2.8%





Nearby Amenities

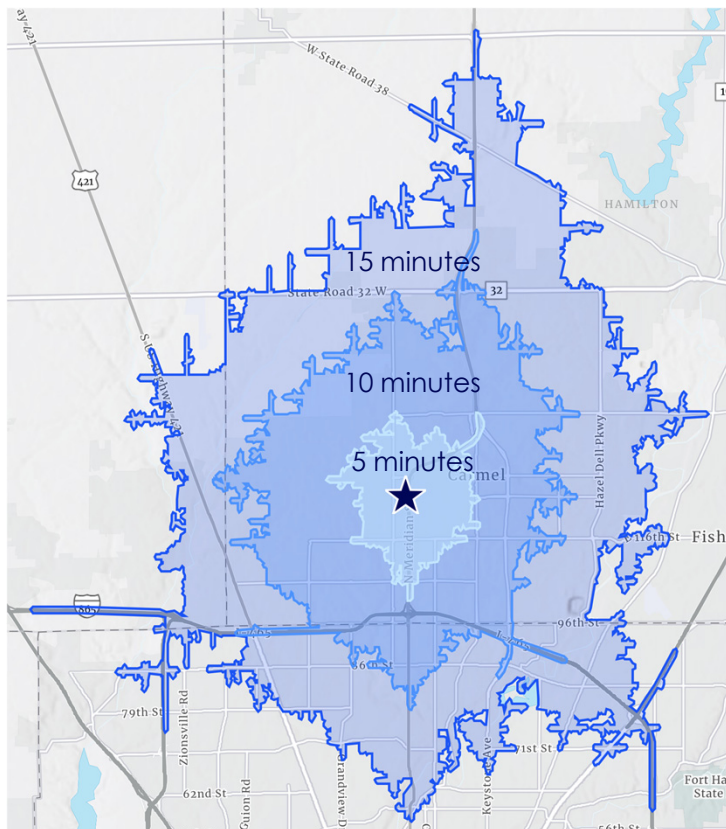
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|---|---|
| <ul style="list-style-type: none"> • Hilton Garden Inn • Meijer's • Blaze Pizza • Chipotle • Panda Express • Sun Tan City • Huntington Bank • Starbucks (2) • Target • Red Robin • Fifth Third Bank • Regions • CVS Pharmacy • Bar Louis • Jimmy 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 | <ul style="list-style-type: none"> • 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

Drive Times



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