



FOR LEASE

Woodland Business Center

1717 E 116TH STREET

Carmel, IN 46032

PRESENTED BY:

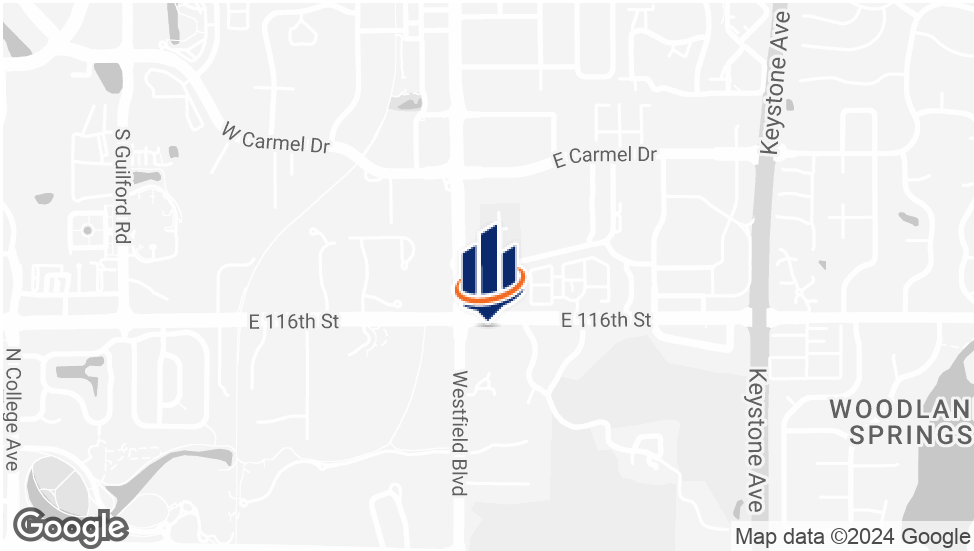
JESS LAWHEAD, CCIM

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IN #RB14047741

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$650.00 - 2,083.33 per month (Full Service)
BUILDING SIZE:	7,493 SF
AVAILABLE SF:	254 - 1,250 SF
LOT SIZE:	0.52 Acres
RENOVATED:	2023
ZONING:	B-5
MARKET:	Indianapolis

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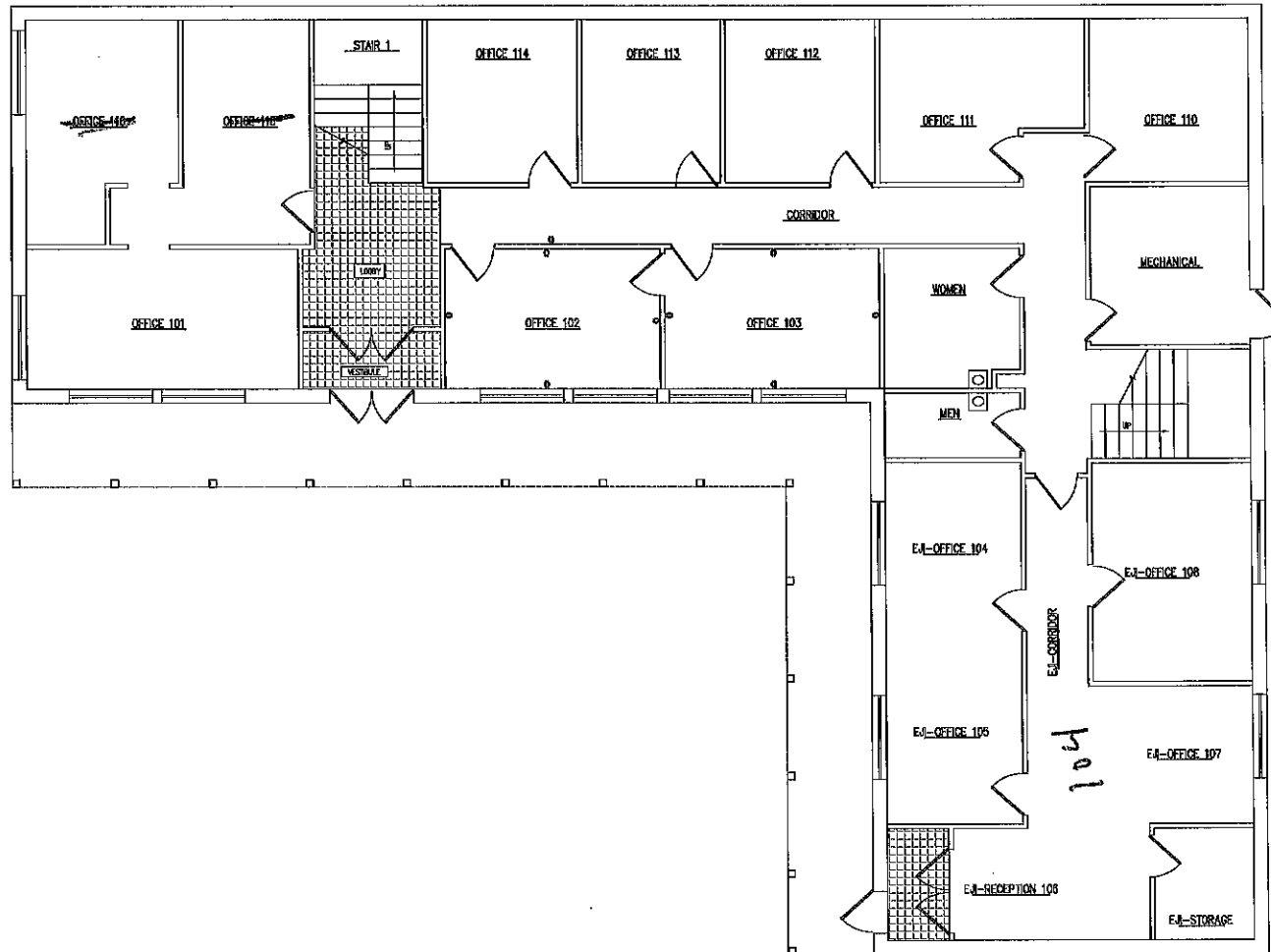
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PROPERTY OVERVIEW

SVN | Northern Commercial is pleased to present a 1st level office spaces within Woodland Business Center, conveniently located at the intersection of 116th Street and Rangeline Road.

PROPERTY HIGHLIGHTS

- Central Carmel Location
- High Visibility Building with Signage Available
- Interior Suites Available
- Easy Access to Keystone Avenue and US-31



EXISTING FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 PLAN NORTH

EXISTING FIRST FLOOR PLAN
 SHEET NO.
 104

1717 East 116th Street
 Carmel, Indiana

A101

ADDITIONAL PHOTOS



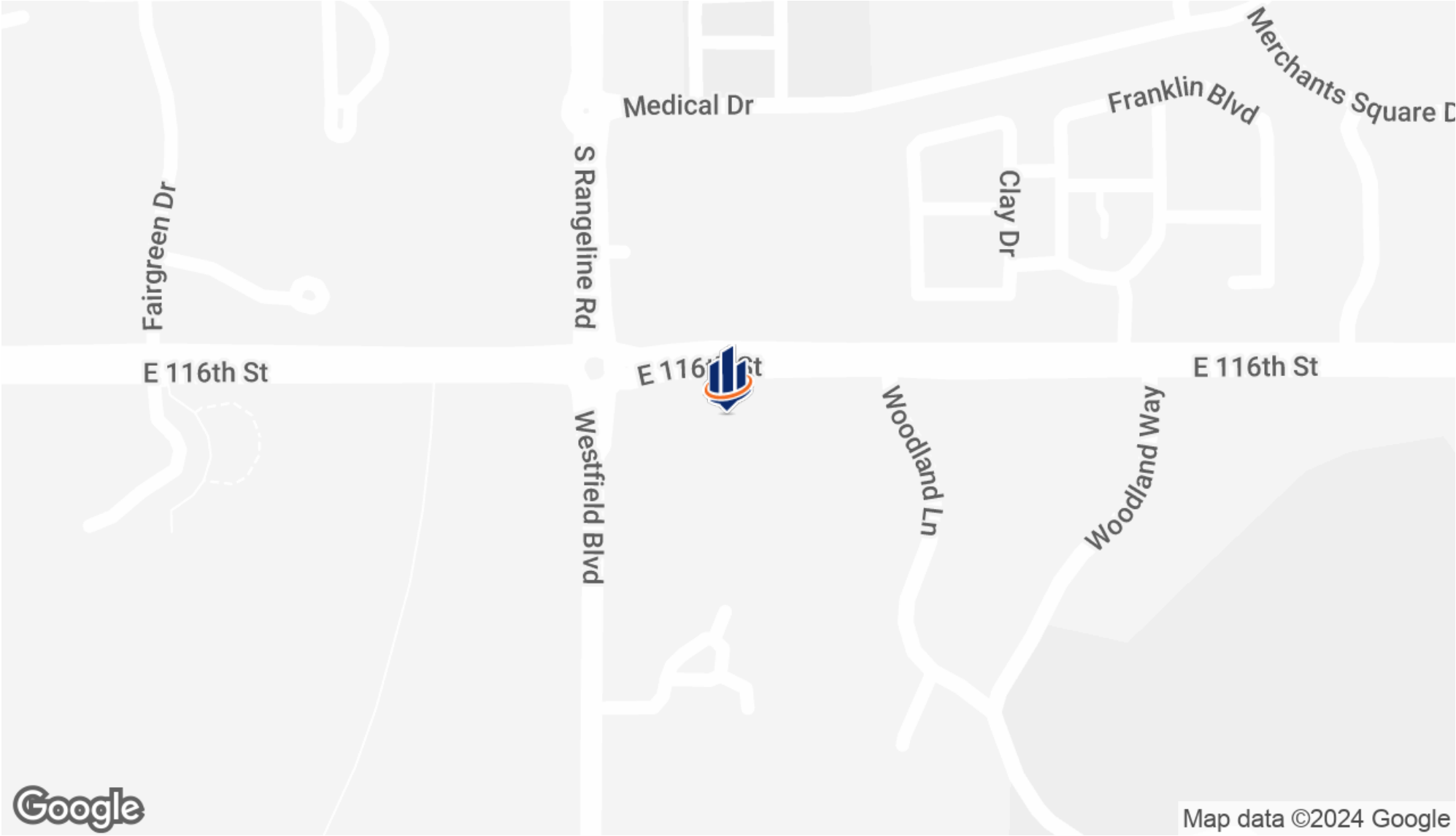
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

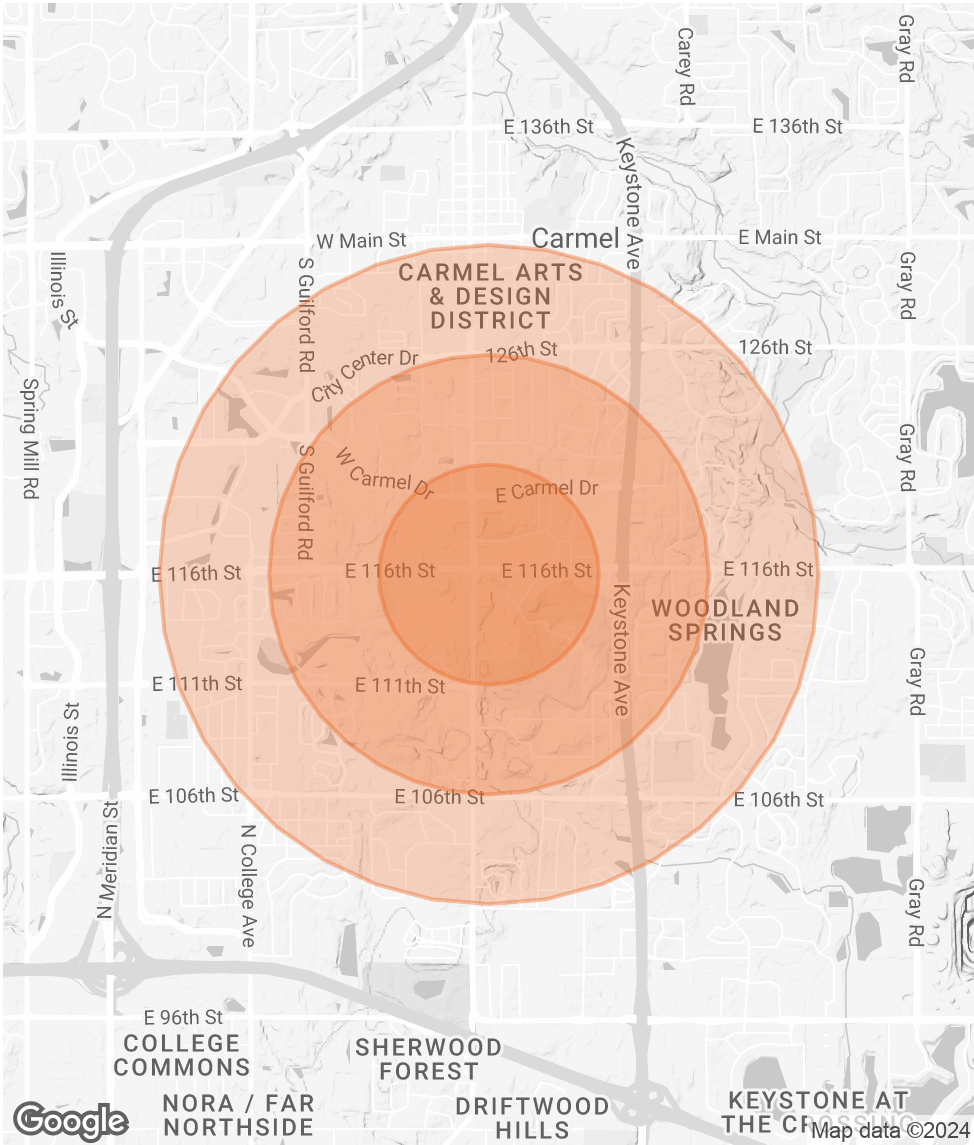
POPULATION 0.5 MILES 1 MILE 1.5 MILES

TOTAL POPULATION	1,962	7,309	17,942
AVERAGE AGE	38.9	40.6	42.6
AVERAGE AGE (MALE)	32.5	36.9	40.7
AVERAGE AGE (FEMALE)	45.0	44.0	43.9

HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 1.5 MILES

TOTAL HOUSEHOLDS	906	3,647	8,628
# OF PERSONS PER HH	2.2	2.0	2.1
AVERAGE HH INCOME	\$77,295	\$83,973	\$91,627
AVERAGE HOUSE VALUE	\$175,395	\$226,554	\$236,496

* Demographic data derived from 2020 ACS - US Census



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