

FOR LEASE

252 West Main Street

Carmel, IN 46032

PRESENTED BY:

JESS LAWHEAD, CCIM

O: 317.843.8448

jess.lawhead@svn.com

IN #RB14047741

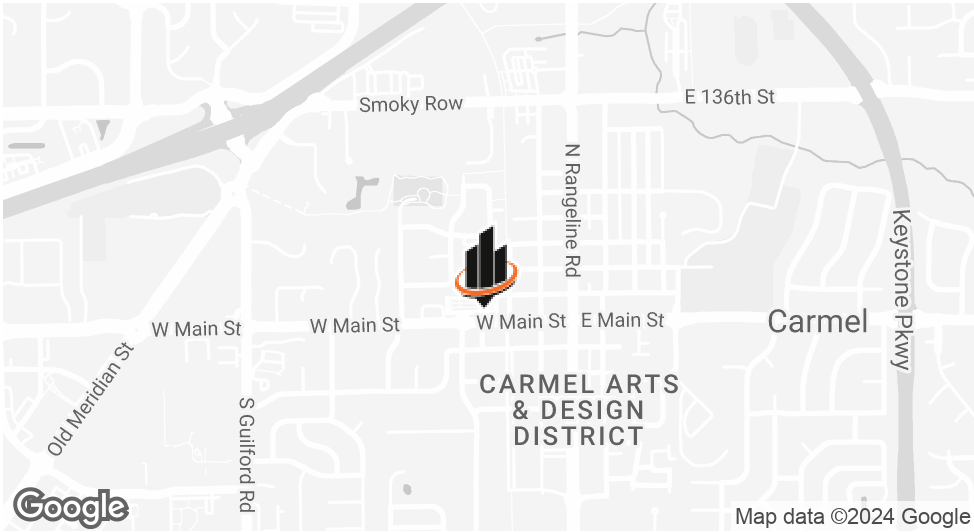
RACHEL REINBOLD

O: 812.447.8550

rachel.reinbold@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$3,600.00 per month (MG)
RATE/SF:	\$20.21
AVAILABLE SF:	2,138 SF
LOT SIZE:	0.02 Acres
VIRTUAL TOUR:	View Here

PROPERTY OVERVIEW

SVN | Northern Commercial is pleased to present this unique office/retail space that sits in the heart of downtown Carmel and is within walking distance of the Monon Trail, restaurants, and amenities. The space has street signage, consists of 3 floors, is equipped with a full kitchen area, and a restroom on each floor.

PROPERTY HIGHLIGHTS

- Steps from the Monon Trail
- Street signage
- Walking distance to several restaurants and amenities
- 3 Floors

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ADDITIONAL PHOTOS



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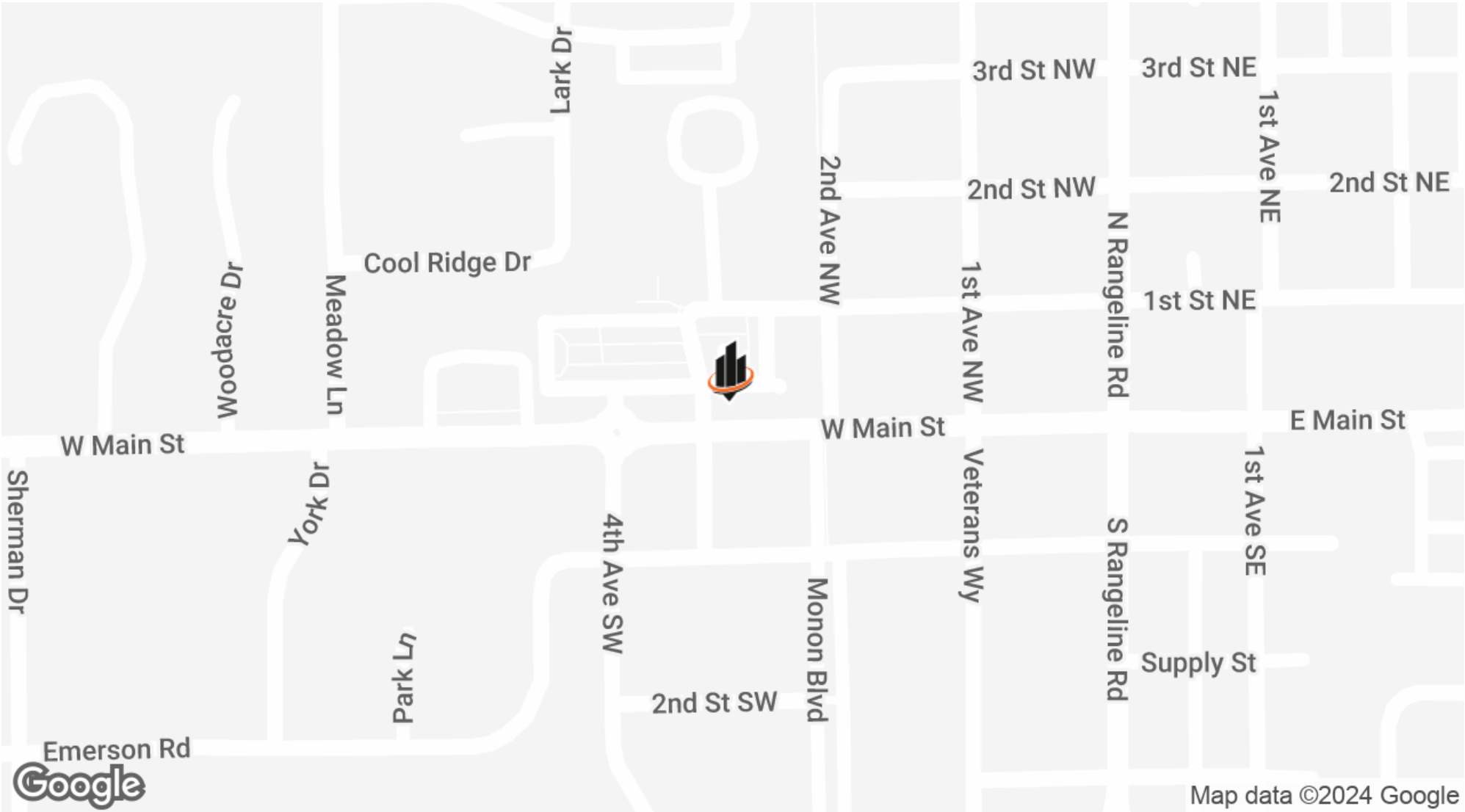
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252 WEST MAIN STREET | Carmel, IN 46032

SVN | NORTHERN COMMERCIAL 3

LOCATION MAP



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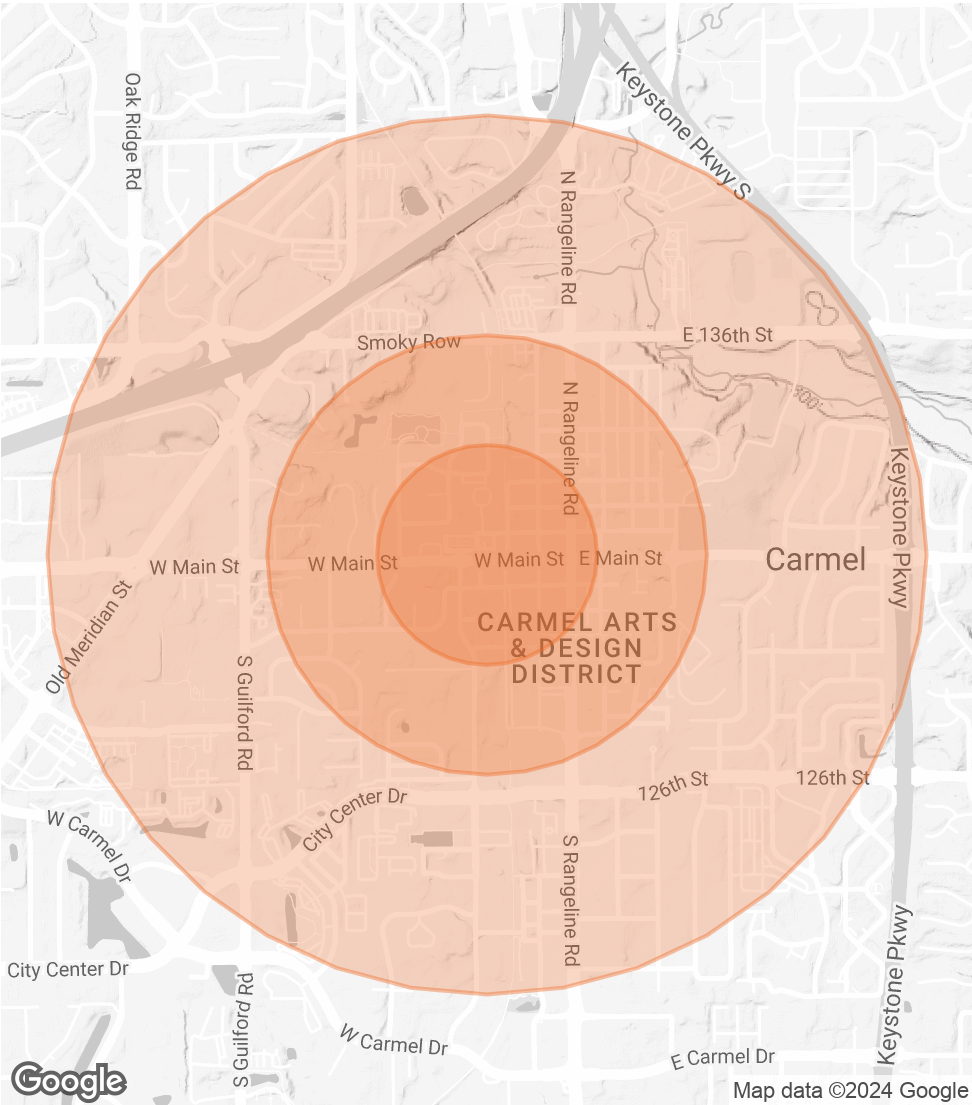
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	758	2,951	10,623
AVERAGE AGE	38.1	38.0	37.0
AVERAGE AGE (MALE)	36.7	36.7	36.5
AVERAGE AGE (FEMALE)	38.8	38.5	37.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	390	1,478	5,443
# OF PERSONS PER HH	1.9	2.0	2.0
AVERAGE HH INCOME	\$90,758	\$89,849	\$86,220
AVERAGE HOUSE VALUE	\$242,605	\$238,776	\$256,895

2020 American Community Survey (ACS)



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