



FOR SALE

5.18 AC Development Site

1732-1764 E 116th St
Carmel, IN 46032



PROPERTY HIGHLIGHTS

- Rare development site in the heart of Carmel
- Conveniently located at 116th and Westfield Blvd
- Zoned B-8

www.Halakar.com

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Liz DeKoninck | 317.536.0093 | liz@halakar.com

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Executive Summary



OFFERING SUMMARY

Sale Price:	N/A
Lot Size:	5.18 Acres
Year Built:	1972
Zoning:	B-8

PROPERTY OVERVIEW

This rare development opportunity at the busy intersection of Westfield Blvd and 116th Street offers a prime location for economic growth. Call today for more details on this exceptional offering!



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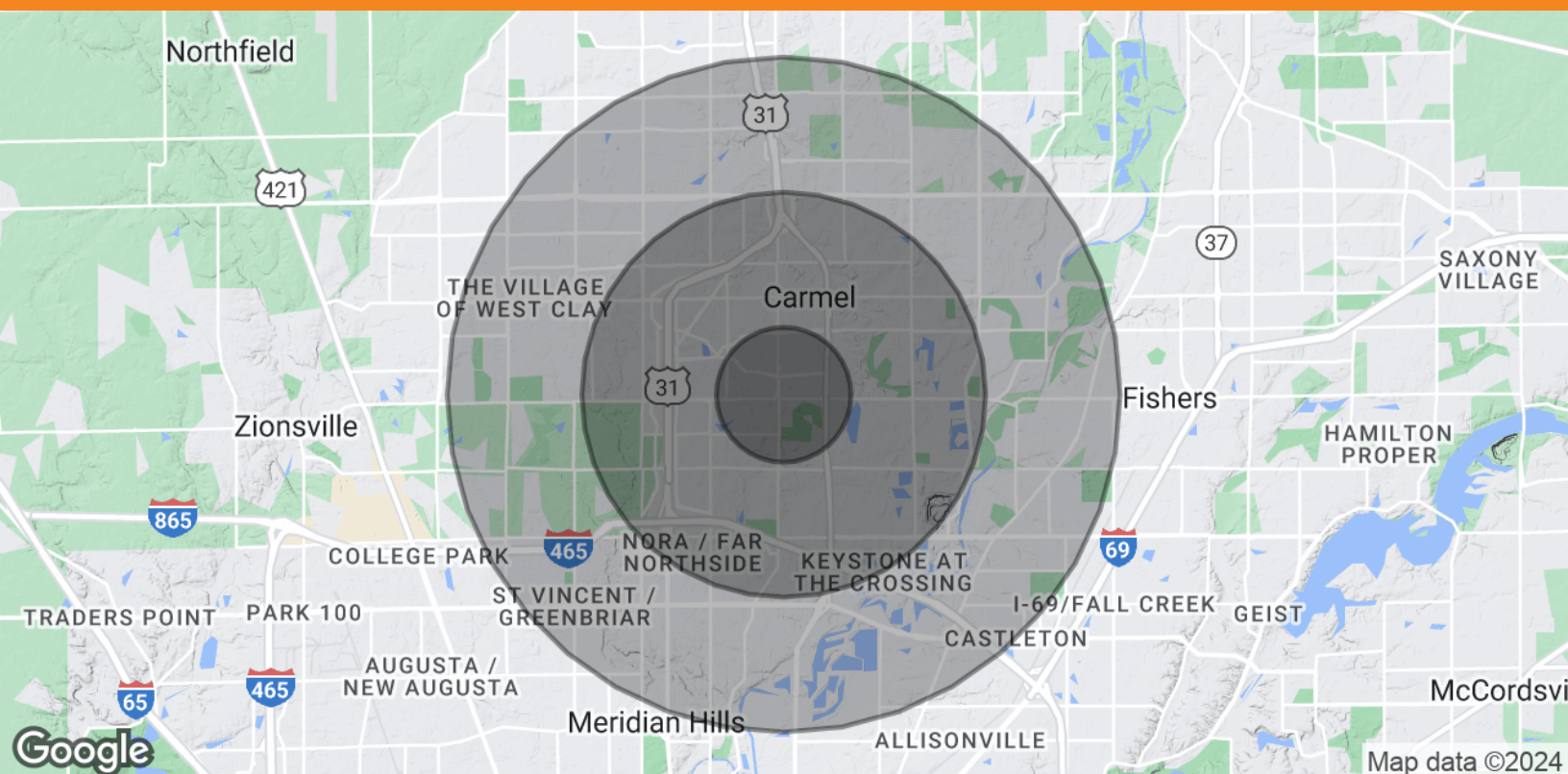
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Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,544	63,807	164,493
Average Age	40.4	41.5	40.9
Average Age (Male)	37.0	40.5	40.1
Average Age (Female)	43.7	42.1	41.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,789	29,363	72,430
# of Persons per HH	2.0	2.2	2.3
Average HH Income	\$83,597	\$108,652	\$120,928
Average House Value	\$226,824	\$269,338	\$300,019

* Demographic data derived from 2020 ACS - US Census

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Housing Demographics

Housing Units	1 miles	3 miles	5 miles
Total Housing Units	4,028 	30,283 	76,106 
Vacant Housing U...	8.1% 	6.9% 	6.7% 
Renter Occupied ...	43.7% 	36.5% 	31.4% 
Owner Occupied ...	48.2% 	56.6% 	61.9% 

Types of Housing Units	1 miles	3 miles	5 miles
Single Unit Detach...	35.2% 	55.3% 	60% 
Single Unit Attached	7.6% 	6.1% 	8.1% 
2 Units	1.7% 	1.3% 	0.8% 
3 to 4 Units	7% 	6.2% 	5.8% 
5 to 19 Units	23% 	18.1% 	16.6% 
20 to 49 Units	12.9% 	4.1% 	3% 
50+ Units	12.5% 	8.8% 	5.5% 
Mobile Home	0.1% 	0.1% 	0.1% 

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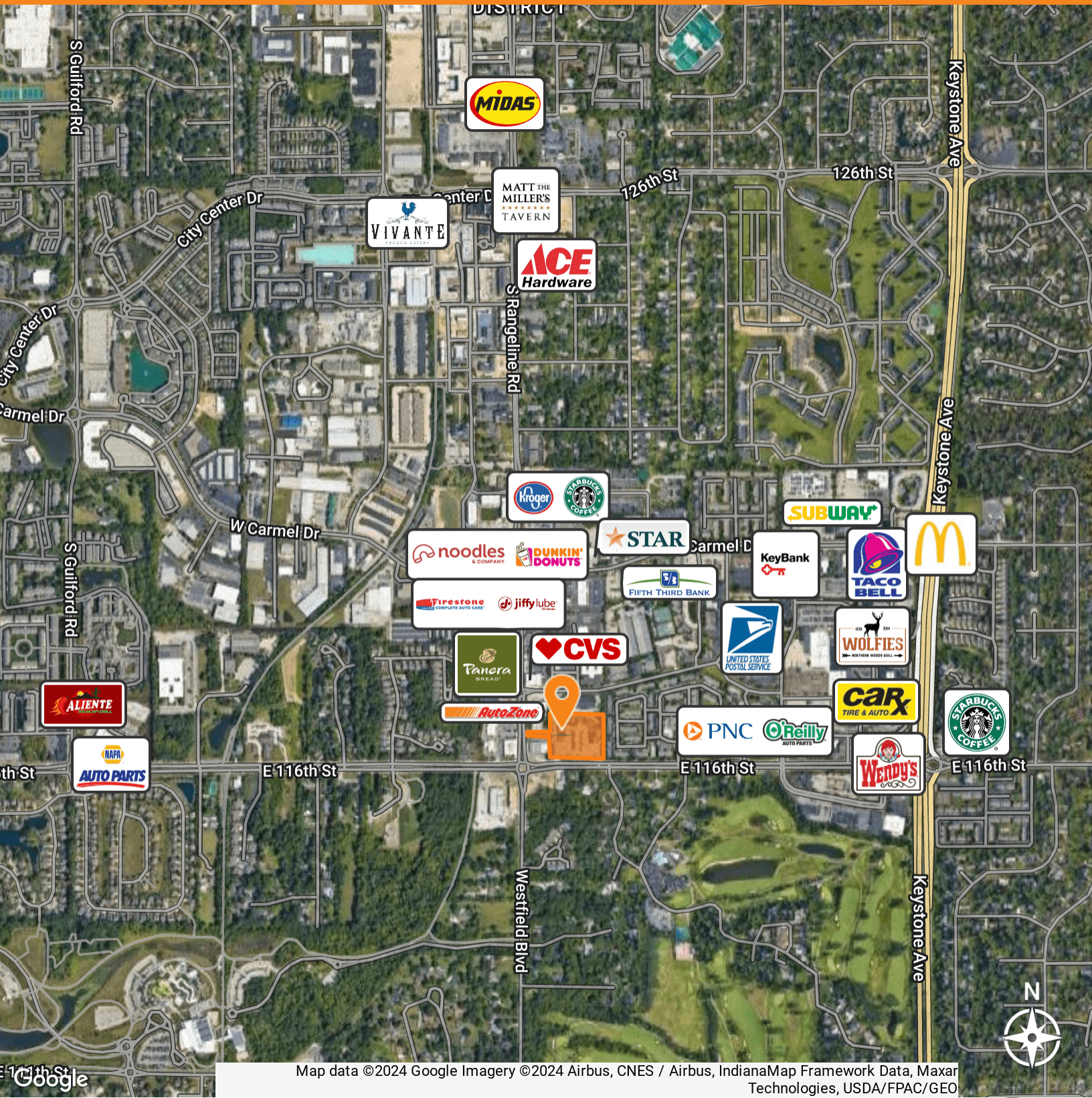
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Retailer Map



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