

# NOW LEASING: RETAIL RESTAURANT OPPORTUNITY



10 W. Carmel Drive, Carmel, IN | 3,280 SF restaurant space with 870 SF Patio

Restaurant Leasing By:



Developed By:



# AGORA AT THE PROSCENIUM

10 West Carmel Drive, Carmel, IN 46032

3,280 SF restaurant space | 870 SF Patio

## Property Overview

### Property Highlights:

- The Proscenium is considered the southern entryway to Carmel's City Center, Midtown, and Arts & Design districts
- The overall development includes 100,000 SF of Class A office space, 40,000 SF of retail space, 600+ parking spaces, 200+ luxury condo and apartments, and green space
- The Agora at the Proscenium is a 100,000 SF office building located within the mixed-use development
- Convenient access points to Rangeline Road (14,817 cars per day), Carmel Drive (17,833 cars per day), and The Monon Trail (highly trafficked 26+ mile pedestrian trail)
- 3,280 SF restaurant space with a 870 SF covered patio area

## DEMOGRAPHICS

### Population

1 mile: 9,093      3 mile: 64,139      5 mile: 166,453

### Avg HH Income

1 mile: \$103,209      3 mile: \$138,861      5 mile: \$138,056

### Daytime Population

1 mile: 14,205      3 mile: 68,863      3 mile: 121,821

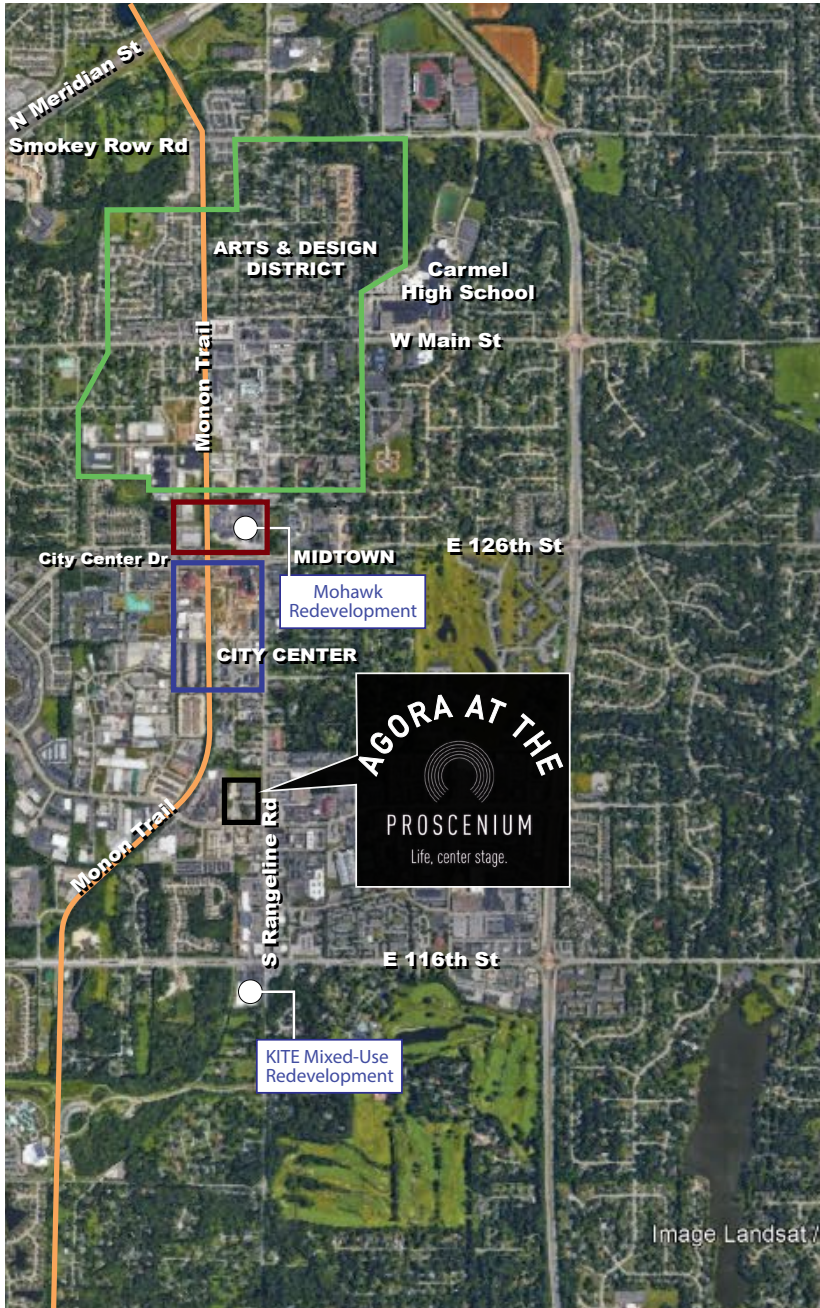



# AGORA AT THE PROSCENIUM

10 West Carmel Drive, Carmel, IN 46032

3,280 SF restaurant space | 870 SF Patio

Downtown Carmel Map

## PROSCENIUM

- Will feature 200+ luxury residential apartments and condominiums
- Up to 40,000 SF of high end retail space
- 100,000 SF of Class A office space
- Over 600 parking spaces with planned underground garage
- Nearly two acres of public gathering area and green space
- Connectivity to Monon Trail



## CARMEL CITY CENTER

- Over 200 residential units existing
- 40,000 SF of retail
- 608,000 SF of new developments planned
- The Center for Performing Arts has three performance venues. There are +250 events that go on yearly
- Home to Carmichael Hotel, a \$58m luxury hotel that opened in 2020
- Plans for 10 new buildings underway featuring office space, townhomes, apartments, retail space and parking garages
- The Cake Bake Shop opened 2nd location in City Center Spring 2019



## MIDTOWN CARMEL

- Over \$200 Million of announced projects and 300+ residential units
- New Sun King Brewery
- New developments include retail, Class A office space and luxury residential units
- Home to new \$33 Million Allied Solutions headquarters
- New Midtown West building featuring a parking garage, 167 apartments, and office space coming soon
- \$23 Million dollar project to widen and transform the Monon Trail



## ARTS & DESIGN DISTRICT

- Over 180 shops, boutiques, art galleries and restaurant
- Monon & Main, a 36,000 SF four story building with office and retail space as well as a high-end 12,000 SF, two-story steakhouse and bar



Heartbeat of Carmel



Prime Hard Corner Rangeline & Carmel Dr.



Mixed-Use Development Live-Work-Play



Pedestrian Traffic Access to Monon Trail



Access & Exposure 32,650 Cars Daily



New Construction

Image Landsat /

# AGORA AT THE PROSCENIUM

10 West Carmel Drive, Carmel, IN 46032

3,280 SF restaurant space | 870 SF Patio

Rangeline Road Aerial



# AGORA AT THE PROSCENIUM

10 West Carmel Drive, Carmel, IN 46032

3,280 SF restaurant space | 870 SF Patio

Project Rendering



# AGORA AT THE PROSCENIUM

10 West Carmel Drive, Carmel, IN 46032

3,280 SF restaurant space | 870 SF Patio

Site Plan

## SITE PLAN

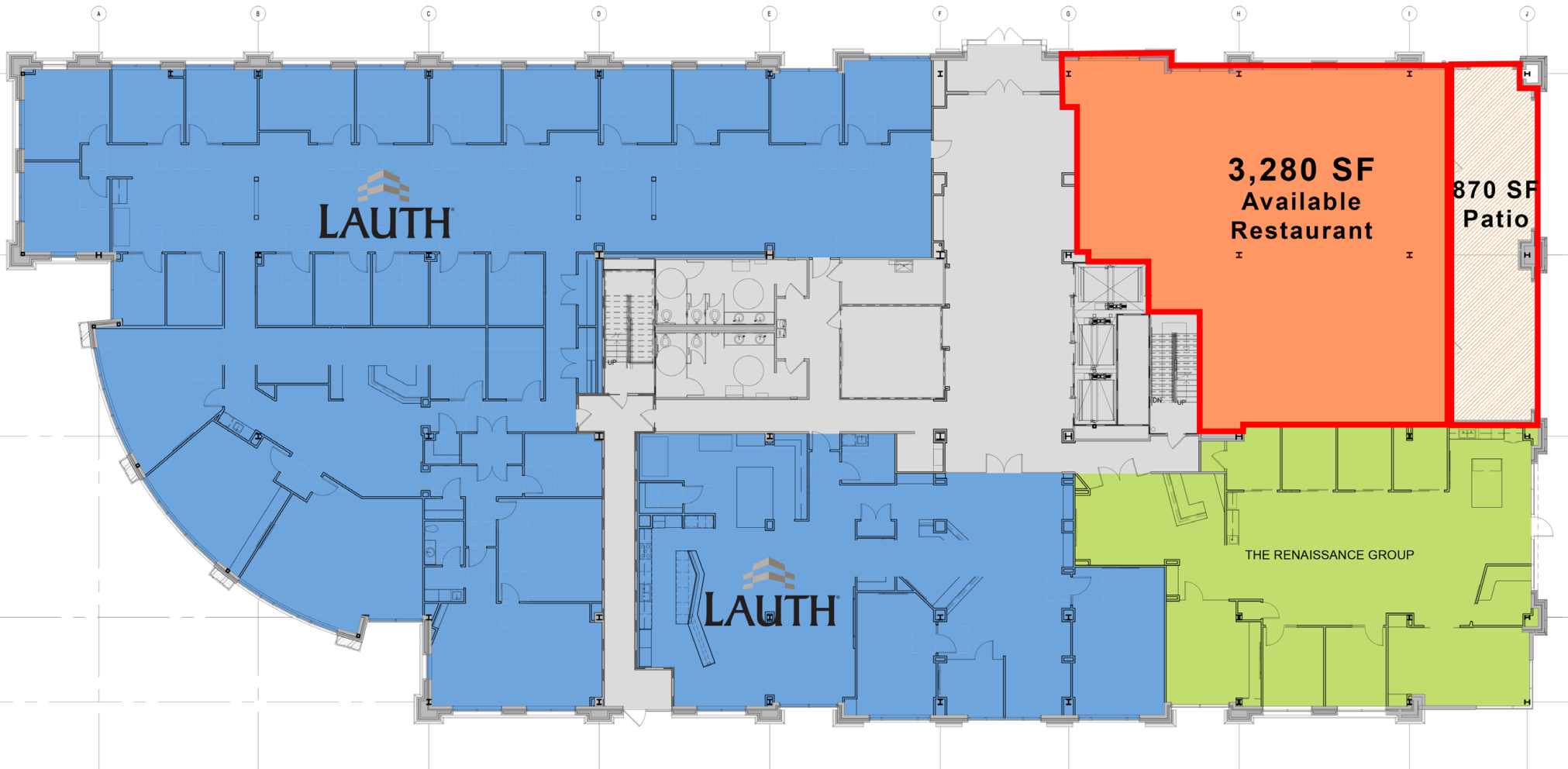


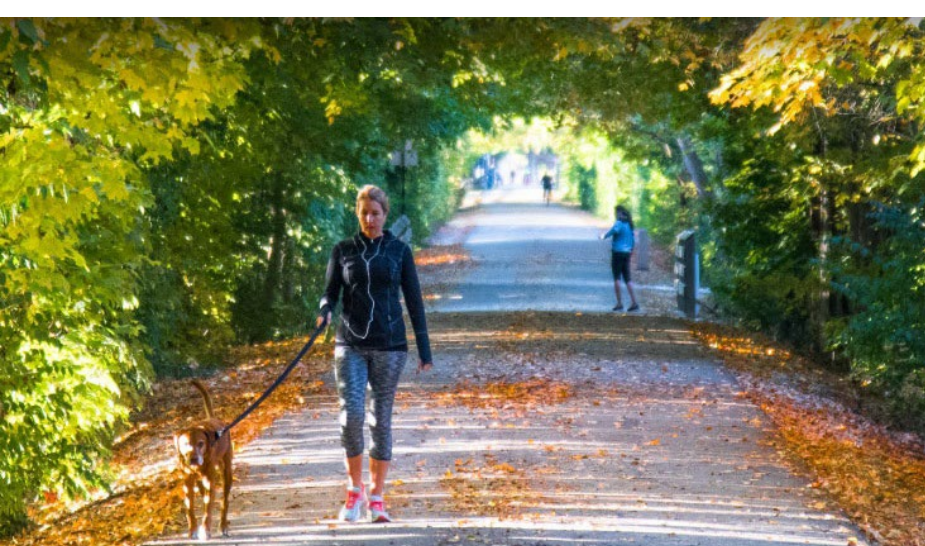
# AGORA AT THE PROSCENIUM

10 West Carmel Drive, Carmel, IN 46032

3,280 SF restaurant space | 870 SF Patio

Floor Plan





2019  
**#5**  
BEST SMALL  
CITY IN  
AMERICA  
(WalletHub.com)

2019  
**#5**  
BEST CHRISTMAS  
MARKET FOR  
FAMILIES IN  
THE U.S.  
(FamilyVacationCritic.com)

2019  
**#2**  
COMMUNITY  
PLACEMAKING  
AWARD FOR  
MONON BLVD  
PROJECT  
(AimIndiana.org)

2019  
**#1**  
BEST  
PLACE TO RAISE  
A FAMILY IN THE  
MIDWEST  
(Yahoo.com)

2019  
**#1**  
BEST SUBURB  
TO LIVE IN  
AMERICA  
(Niche.com)

2019  
**#1**  
PLACE WITH  
THE BEST PUBLIC  
SCHOOLS IN  
INDIANA  
(Niche.com)







*For more info, please contact:*

Seth Biggerstaff

317.472.1800

Seth@VeritasRealty.com

6440 Westfield Blvd.

Indianapolis, IN 46220

VeritasRealty.com

317.472.1800

Information within this brochure has been obtained from sources believed reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Prospective tenant and tenant representatives must verify the information and bears all risk for any inaccuracies as it relates to property and market information.