

West Carmel Shoppes

4,000 SF Former Restaurant, End Cap with Outside Patio
1,600 SF Inline

SEC of W 106th & Michigan Rd, Carmel, IN 46032



Demographics	1 mile	3 mile	5 mile
Estimated Population	4,134	40,987	118,395
Est. Avg. HH Income	\$175,882	\$135,068	\$123,848
Traffic Counts			
Michigan Rd	46,670 ADT		
106th St	17,880 ADT		

Property Highlights:

- 4,000 SF suite, end cap with outside patio. Lease includes 3-way liquor license at no expense to Tenant
- Located near the new 300,000 SF FedEx Facility
- Join our high volume anchors; Roselli's Pizza, Gray Goat Sports, F45, Which Wich, Tangerine Cards and Gifts and Runners Forum
- Neighboring retailers include Super Target, Walgreen's, Wendy's, Home Depot, Kohl's and Best Buy
- Excellent neighborhood location with great visibility and ample parking
- Ideally situated in Hamilton County, the most rapidly growing and affluent county in Indiana
- At the southeast corner of 106th Street and Michigan Rd.

FOR MORE INFORMATION
PLEASE CONTACT:

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Site Plan



Suite	Tenant	Size
A	AVAILABLE	4,000 SF
B	Which Wich	1,600 SF
C	Marta's Alterations	1,200 SF
D	AVAILABLE	1,600 SF
E	Gray Goat Sports	4,000 SF
F	Tangerine	2,000 SF
G	F45	2,500 SF
H	Runners Forum	3,100 SF
I	Cookie Cutters	1,600 SF
J	Grace Nails	1,200 SF
K	106th St Dry Cleaners	1,200 SF
L	Animal Hospital	2,000 SF
M	Roselli's Pizza	3,250 SF
Total GLA		29,250 SF

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.

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