

FREESTANDING DRIVE-THRU QSR | CARMEL FOR LEASE or SUBLEASE



CONFIDENTIAL - DO NOT DISTURB TENANT
Current business is still open & operating - DO NOT DISTURB

1331 S. Rangeline Rd., Carmel, IN 46032



PROPERTY HIGHLIGHTS:

- 3,181 SF restaurant building with drive-thru available for lease
- Located in the heart of Carmel on Rangeline Rd. across from new Fresh Market
- 0.70 acre parcel with existing drive-thru, 35 parking spaces, monument sign with two panels, and bypass lane
- Excellent daytime population with over 70,000 people working within 3 miles
- Rangeline Rd. serves as a primary north/south corridor for Carmel residents
- Strong restaurant, QSR, grocery, and retail synergy surround the site



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population:	9,740	68,247	175,073
Daytime Population	13,478	87,140	164,917
Median HH Income	\$92,482	\$117,993	\$128,543

CONTACT:

Kyle Hughes
T: 317-472-1800
E: Khughes@VeritasRealty.com

Shannon Hunt
T: 317-472-1800
E: Shannon@VeritasRealty.com

**FOR
LEASE**

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SITE PLAN

1331 S. Rangeline Rd., Carmel, IN 46032

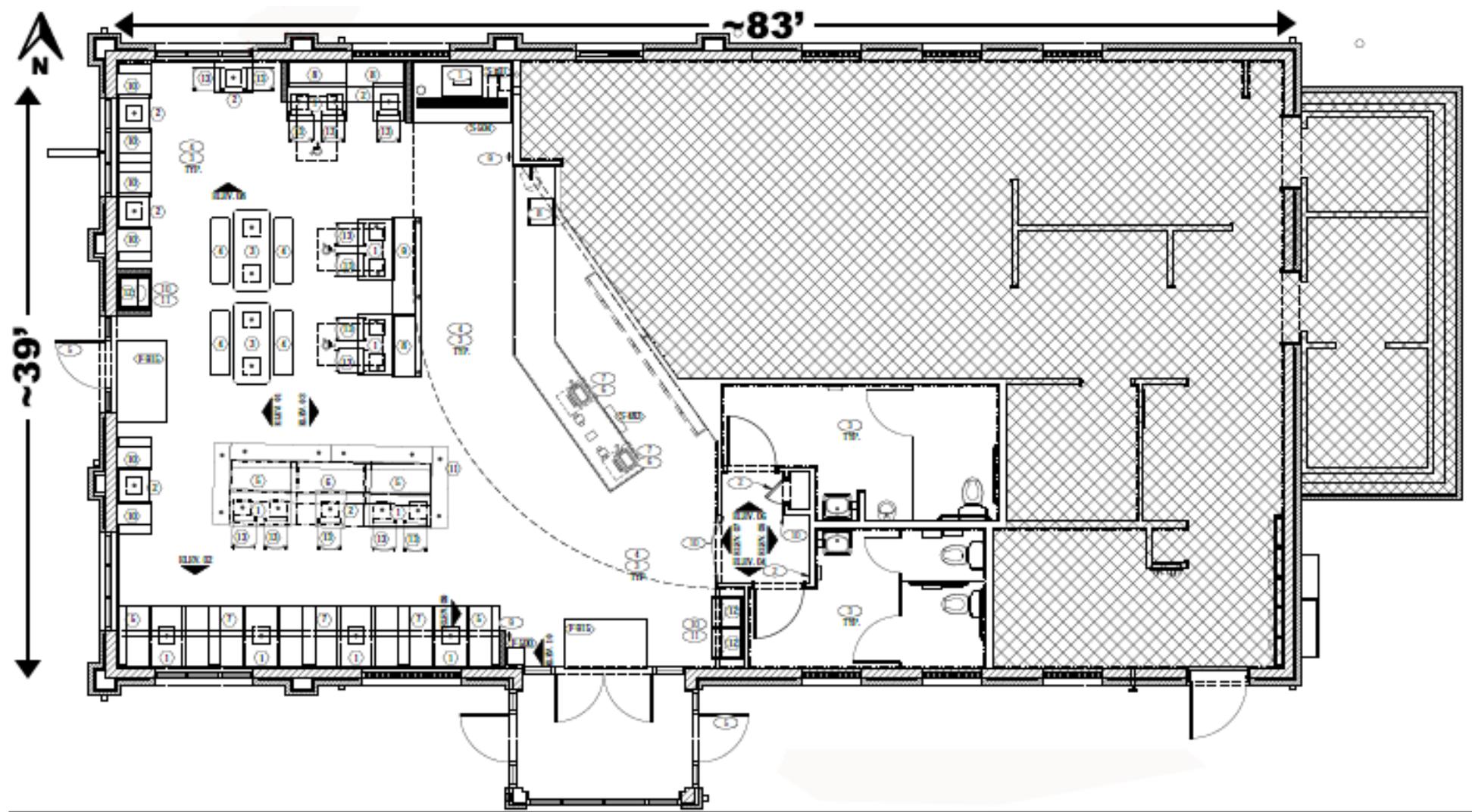


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SPACE
PLAN

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SITE
PHOTOS

