

3,260 SF DRIVE-THRU BUILDING | CARMEL FOR LEASE

VERITAS
REALTY

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

1331 S. Rangeline Rd., Carmel, IN 46032



PROPERTY HIGHLIGHTS:

- 3,260 SF restaurant building with drive-thru available for lease
- Located in the heart of Carmel on Rangeline Rd, a critical connector between Indianapolis to downtown Carmel
- 0.70 acre parcel with existing drive-thru, 35 parking spaces, monument sign with two panels, and bypass lane
- Surrounded by excellent daytime population, schools, and high-volume restaurants, grocers, and retailers
- In 2025, Carmel was named “#2 Best Suburb to Live in America” by Niche



DEMOGRAPHICS	 1 MILE	 3 MILE	 5 MILE
Population:	9,740	68,247	175,073
Daytime Pop:	13,491	87,140	164,917
Median HH Income:	\$94,576	\$119,046	\$129,962
Avg. HH Income:	\$133,595	\$152,899	\$169,899

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**FOR
LEASE**

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MARKET
AERIAL

1331 S. Rangeline Rd., Carmel, IN 46032

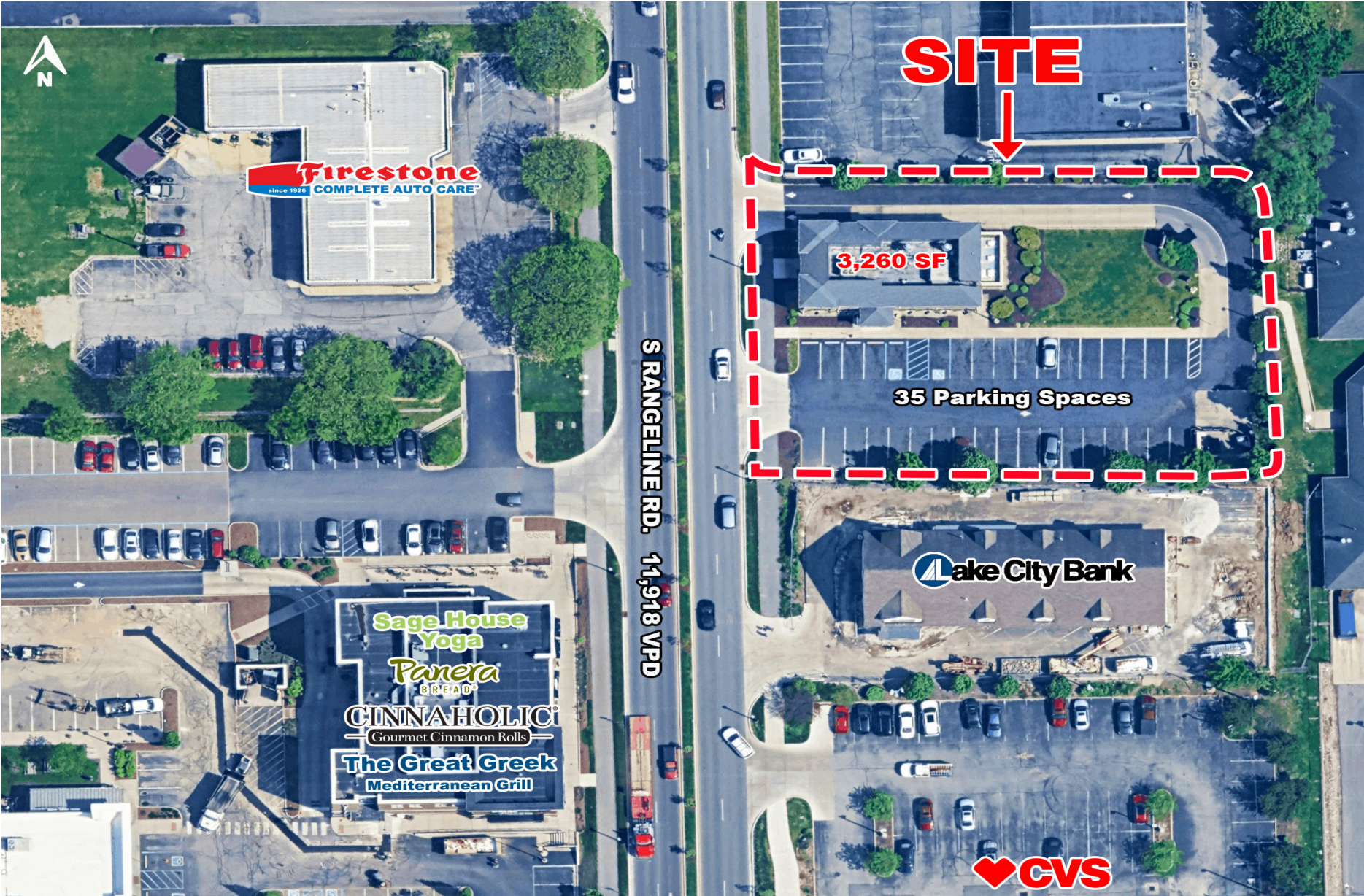


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AERIAL
SITE

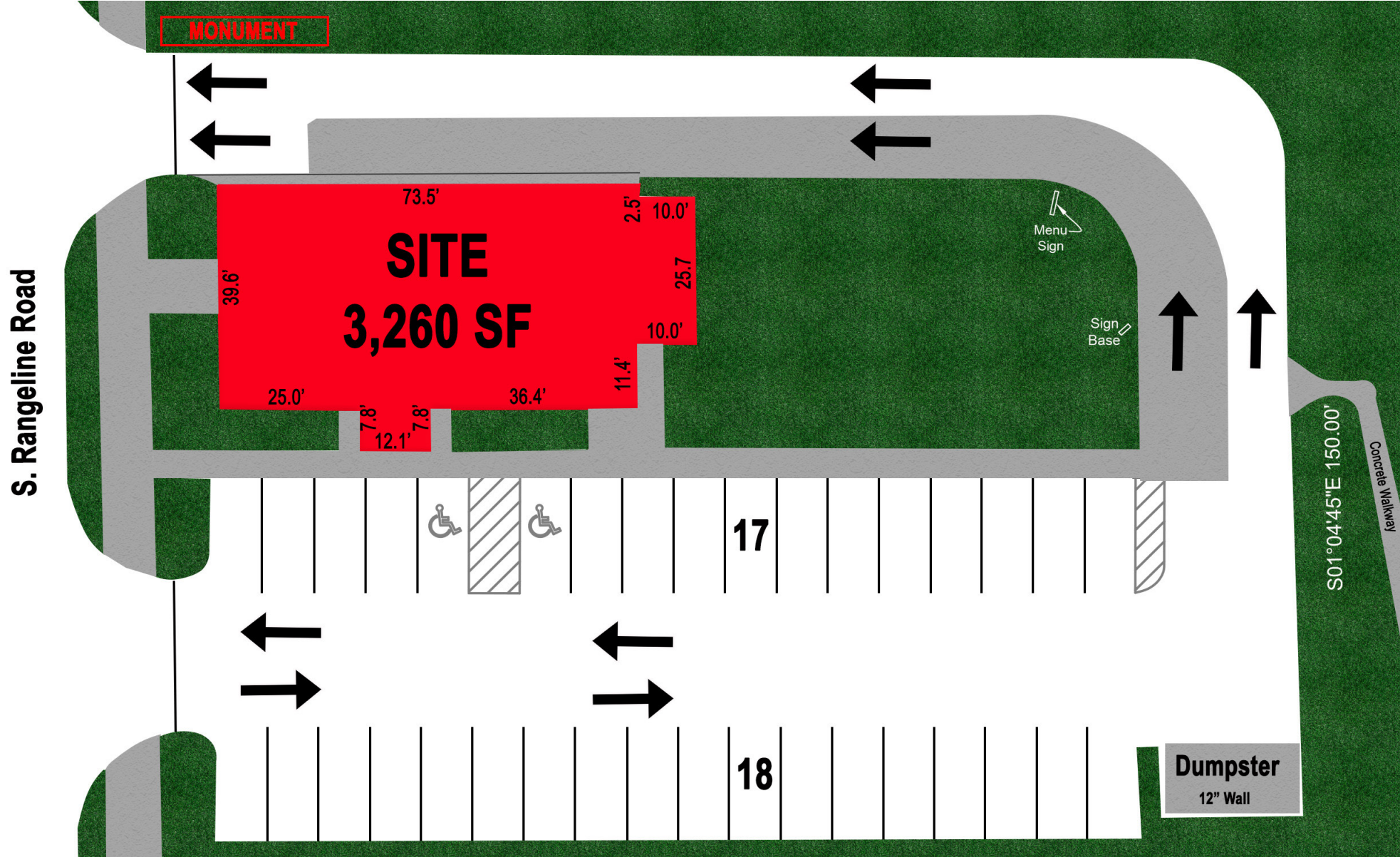
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SITE
PLAN

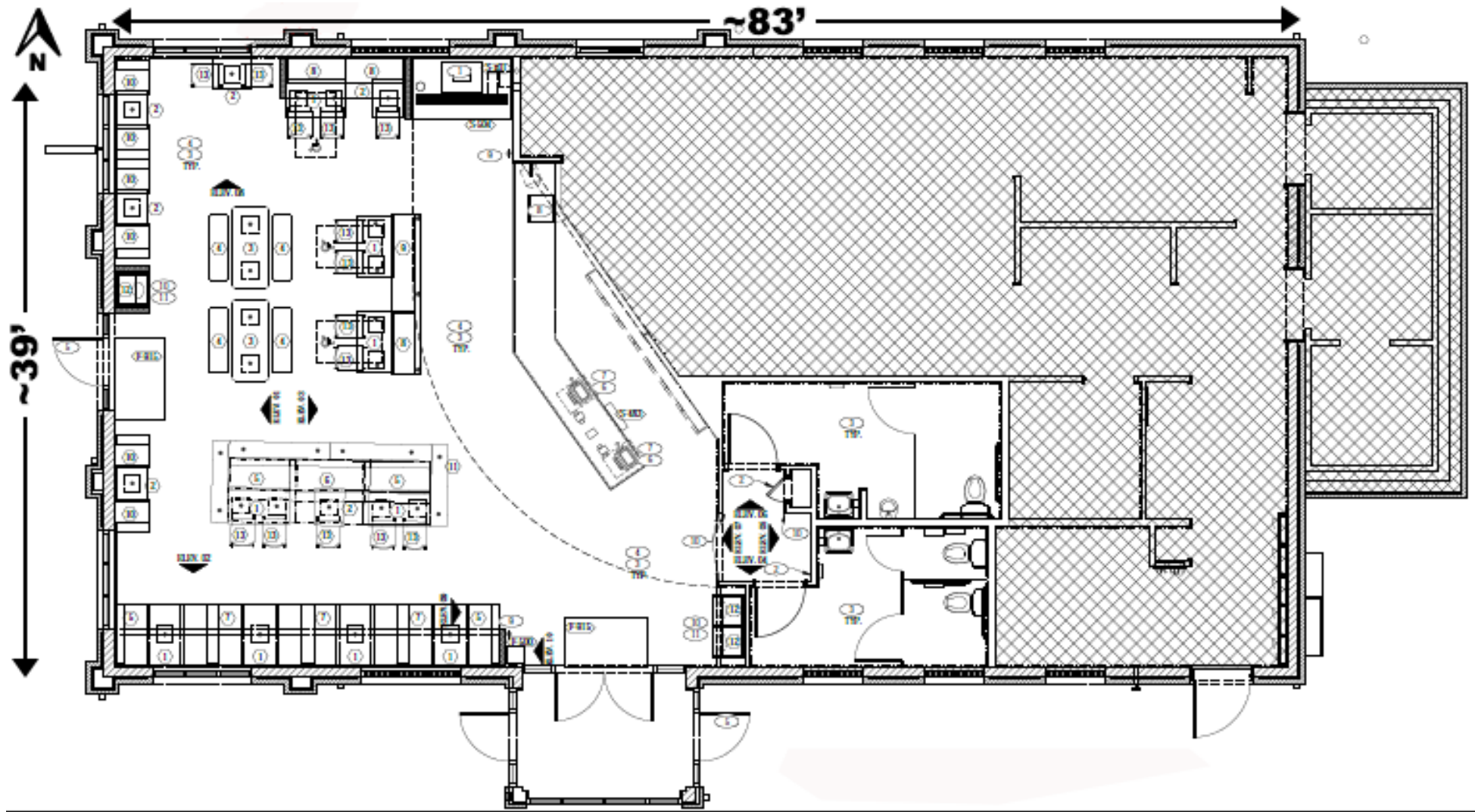


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SPACE
PLAN

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SITE
PHOTOS



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