

RETAIL PROPERTY FOR LEASE

2554 East 146th Street

Carmel, IN 46033

COOMBES
REAL ESTATE



PROPERTY DESCRIPTION

2554 East 146th Street presents a prime retail opportunity with a commanding street presence along 146th Street and a rare outdoor patio opportunity. The property delivers a welcoming storefront experience with abundant glass frontage, allowing maximum exposure for branded displays. Dedicated entrances and an efficient service area streamline operations and deliveries, reinforcing the building's appeal to a discerning retailer.

PROPERTY HIGHLIGHTS

- Distinctive street-level retail presence
- Adaptable interior layout for various configurations
- Generous customer circulation area for guest flow
- Efficient back-of-house area supporting service needs
- Ample natural light for an inviting ambiance throughout
- Clear signage opportunities for visibility to 38,000 VPD
- Strategic retail space for merchandising-focused design

OFFERING SUMMARY

Lease Rate:	\$39.50 SF/yr (NNN)
Available SF:	4,010 SF
Building Size:	11,608 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	131	530	2,637
Total Population	374	1,532	7,116
Average HH Income	\$176,677	\$186,624	\$182,480

Robert Coombes

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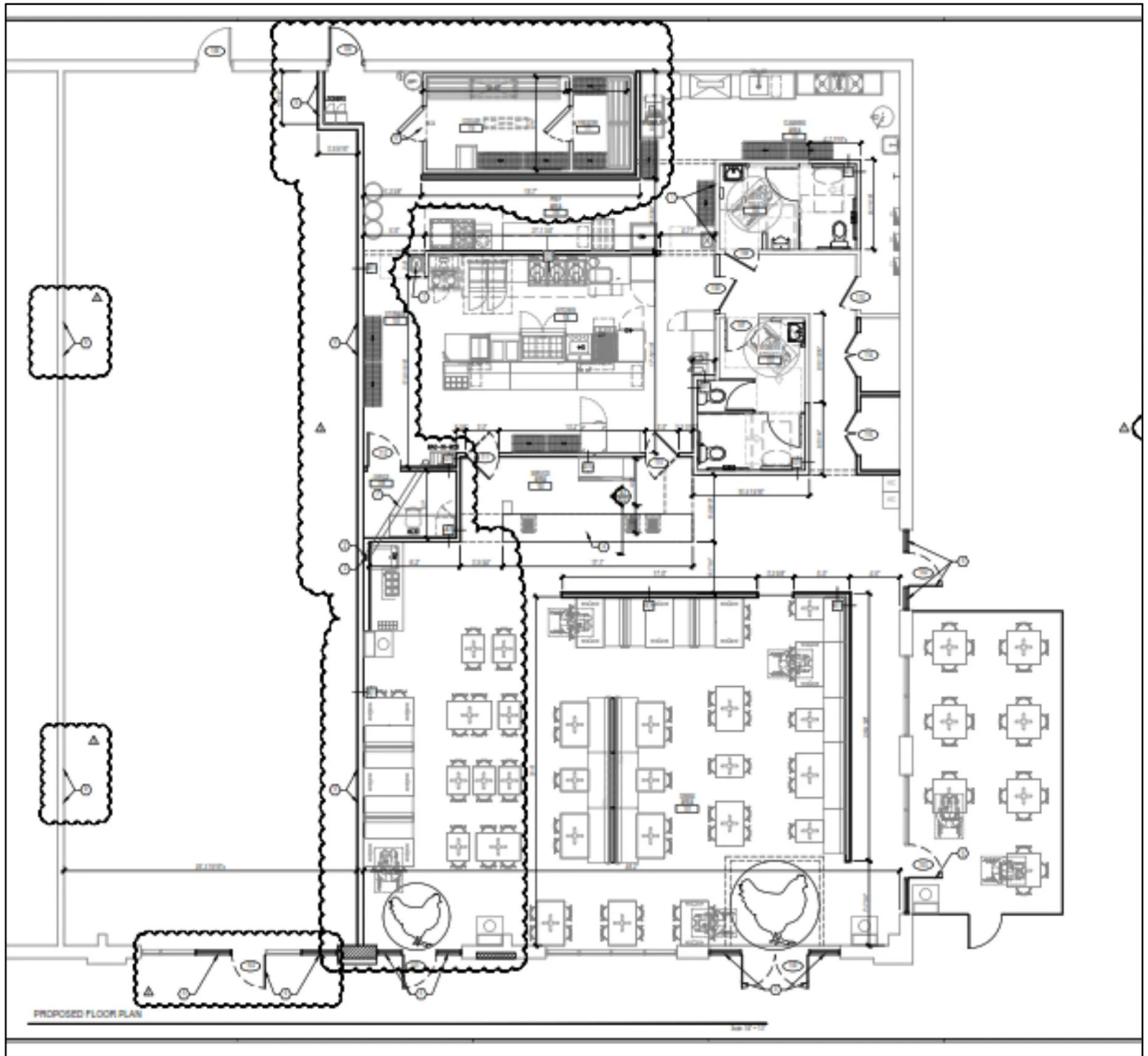
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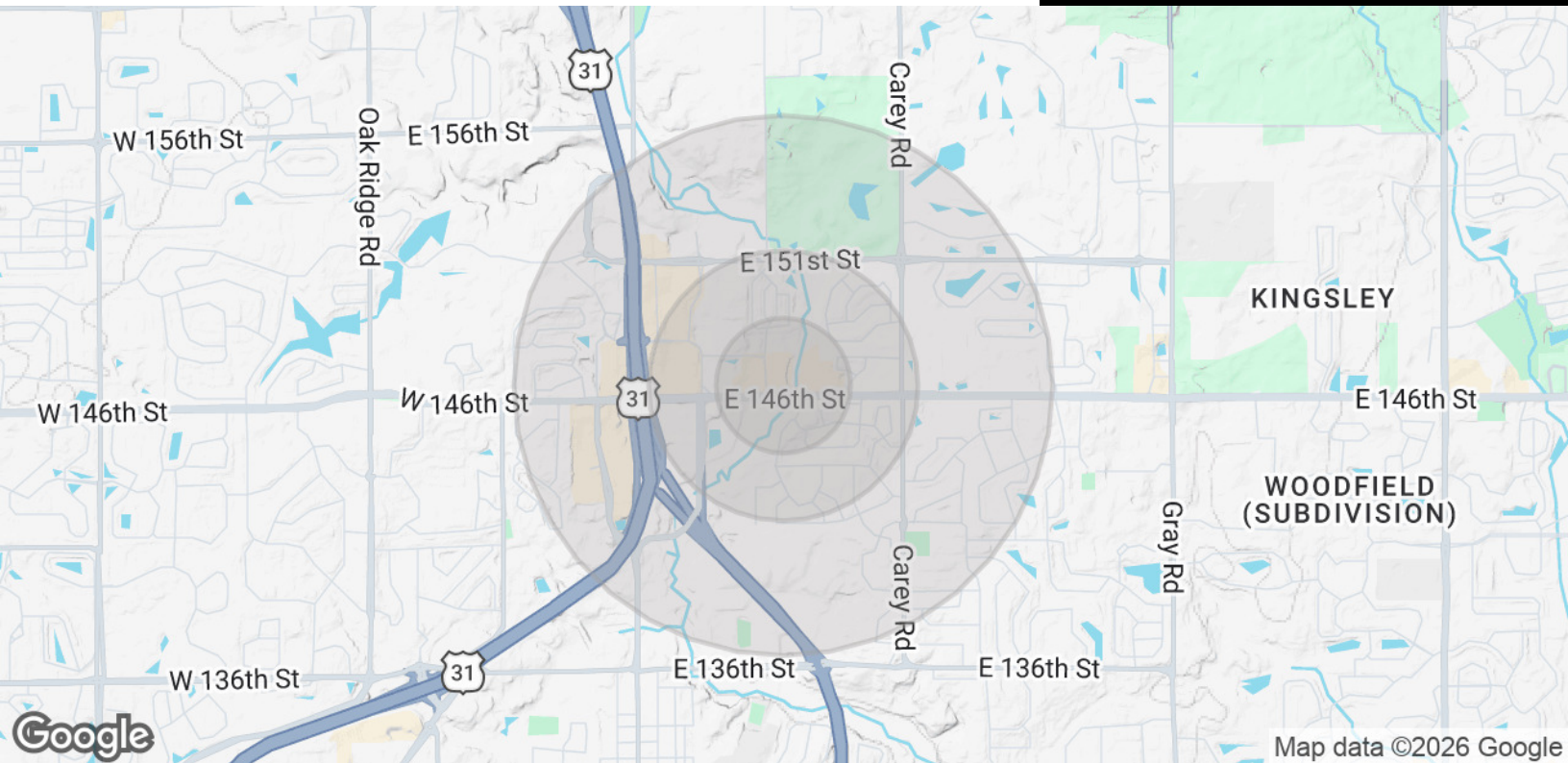
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	374	1,532	7,116
Average Age	37.6	37.9	38.8
Average Age (Male)	39.2	39.6	39.6
Average Age (Female)	36.8	37.2	38.5
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	131	530	2,637
# of Persons per HH	2.9	2.9	2.7
Average HH Income	\$176,677	\$186,624	\$182,480
Average House Value	\$512,742	\$524,393	\$507,230

2023 American Community Survey (ACS)

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