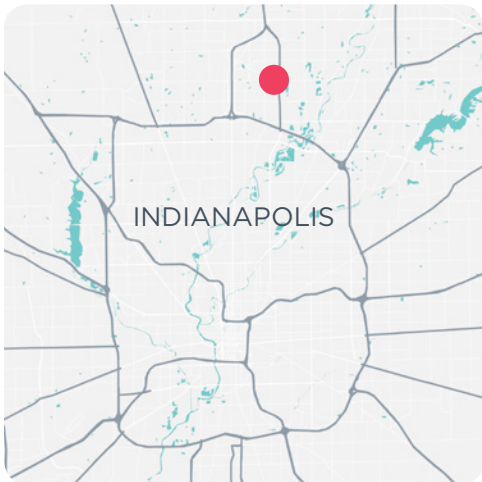


NEW DRONE TOUR



PRIME RESTAURANT/RETAIL OPPORTUNITY



AVAILABLE SPACE

± 7,140 SF

LOT SIZE

1.24 Acres

Located at the corner of E 116th & Keystone Parkway, this ±7,140 SF building is a perfect restaurant site. Neighboring retailers include Flix Brewhouse Movie Theatre, McAlister's Deli, Einstein Bagels, O'Reilly Auto, Wendy's, and PNC Bank

- + ±7,140 SF
- + 52 parking spaces with ability to work with neighboring church on additional spaces.
- + Visibility from 116th St. (24,000 VPD) and Keystone (41,000 VPD)
- + Great daytime and evening population
- + Recently renovated restaurant with walk-in cooler & freezer
- + HVAC in good condition

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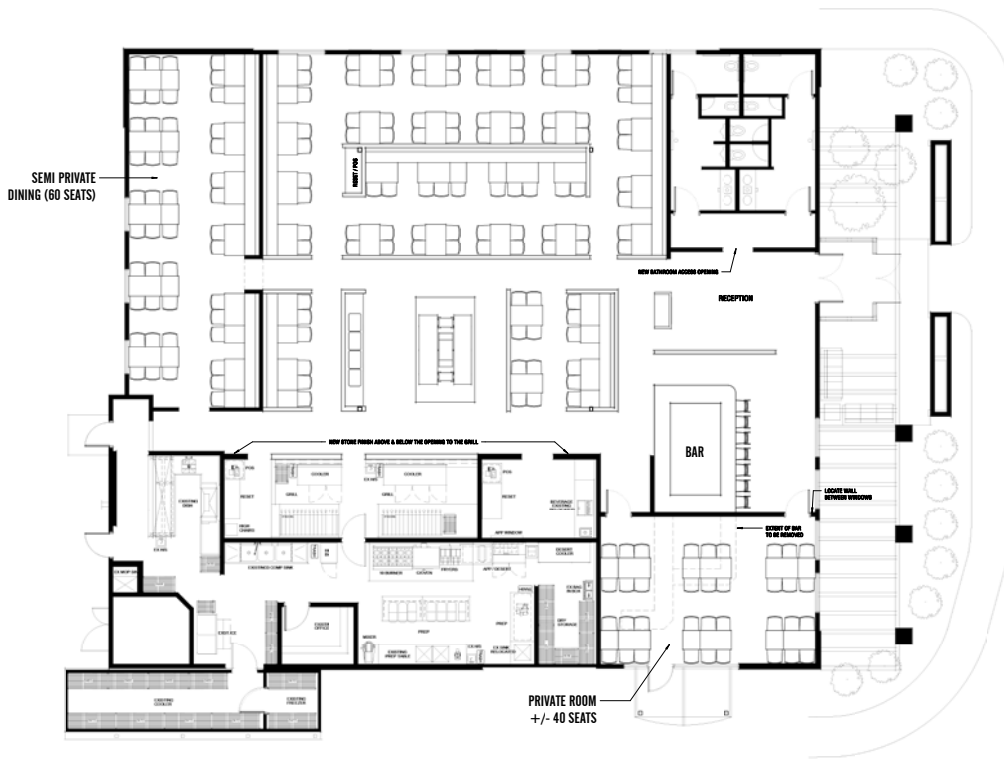
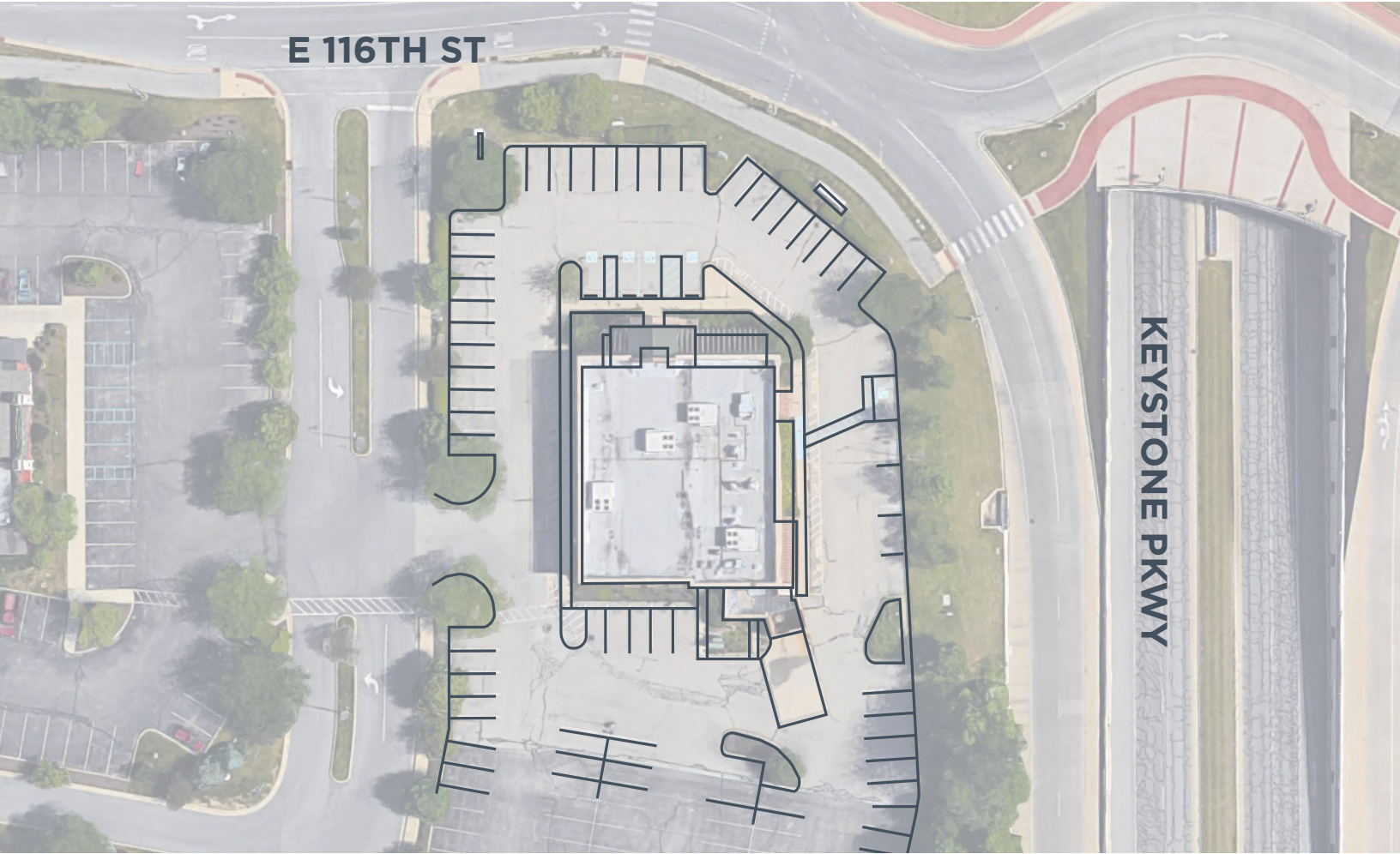


#growIndiana

AREA AMENITIES



SITE & FLOOR PLANS



NEARBY HOSPITALITY & SUBDIVISIONS



DEMOGRAPHICS*

	1 MILE	3 MILES	5 MILES	10 MILES
Population	7,420	64,658	166,326	599,584
Households	3,094	28,450	71,229	246,482
Average HH Income	\$114,419	\$113,468	\$119,897	\$103,350
Median Age	43.9	41.5	39.3	36.7
Daytime Population	7,656	90,941	168,699	508,562

*SitesUSA 2018 Estimated

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RESOURCE

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ABOUT CARMEL, IN

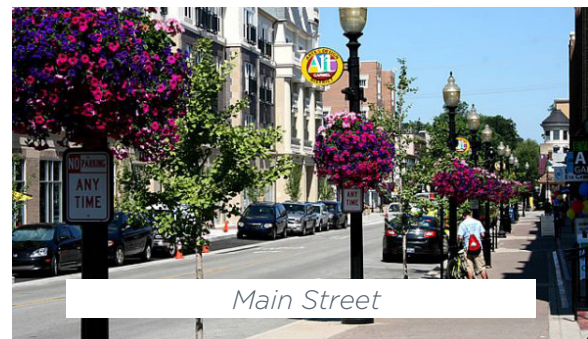
Consistently recognized nationally for its programs and services, Carmel is a dynamic edge city featuring award-winning schools, thriving businesses and family-oriented neighborhoods.

RECENT AWARDS & RECOGNITIONS

- 2018 - Best Place to Live in America (Niche Rankings)
- 2017 - Best Cities for Families (Apartment List)
- 2016 - Bicentennial Green Legacy Community Award
- 2016 - Best Small Cities for Families in America (Nerdwallet)
- 2016 - #1 Safest City to Raise a Child (SafeWise)
- 2016 - Becomes an "Indiana Bird Town" (Indiana Audubon Society)
- 2015 - Community of the Year (Indiana Chamber of Commerce)
- 2015 - #8 Safest Small Cities for Retirement (Badcredit.org)
- 2015 - Best Town to Raise a Family (NICHE)
- 2015 - Best Place to Raise a Family (MarketWatch)
- 2015 - Best School District in Indiana (Niche Rankings)
- 2015 - Best Place to get a Job in Indiana (Zippia)



The Carmel Arts & Design District



Main Street

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in #growIndiana

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