



LOCATION

Carmel, IN

BUILDING SIZE

7,150 SF

LEASE RATE

\$23/SF, NNN (\$7/PSF)

LAND SIZE

1 Acre lot

Itamar Cohen
317-513-5202
5135202@gmail.com

Merchants' Pointe Restaurant

2293 East 116th Street, Carmel, IN



Features

Strategically located in the Merchants' Pointe development at the corner of 116th Street & Keystone Parkway

Strong daytime population

Located directly across the street from Merchants' Square, which is a 360,000 SF power center

7,150 SF free standing restaurant building

Located on 1 Acre lot

Lots of parking spaces

Demographics

	1 mile	3 mile	5 mile
Average Household Income (2015 est.)	\$94,272	\$102,998	\$107,903
Total Population (2015 est.)	7,088	58,146	153,164
Total Households (2015 est.)	2,915	24,682	62,934



INC

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Aerial



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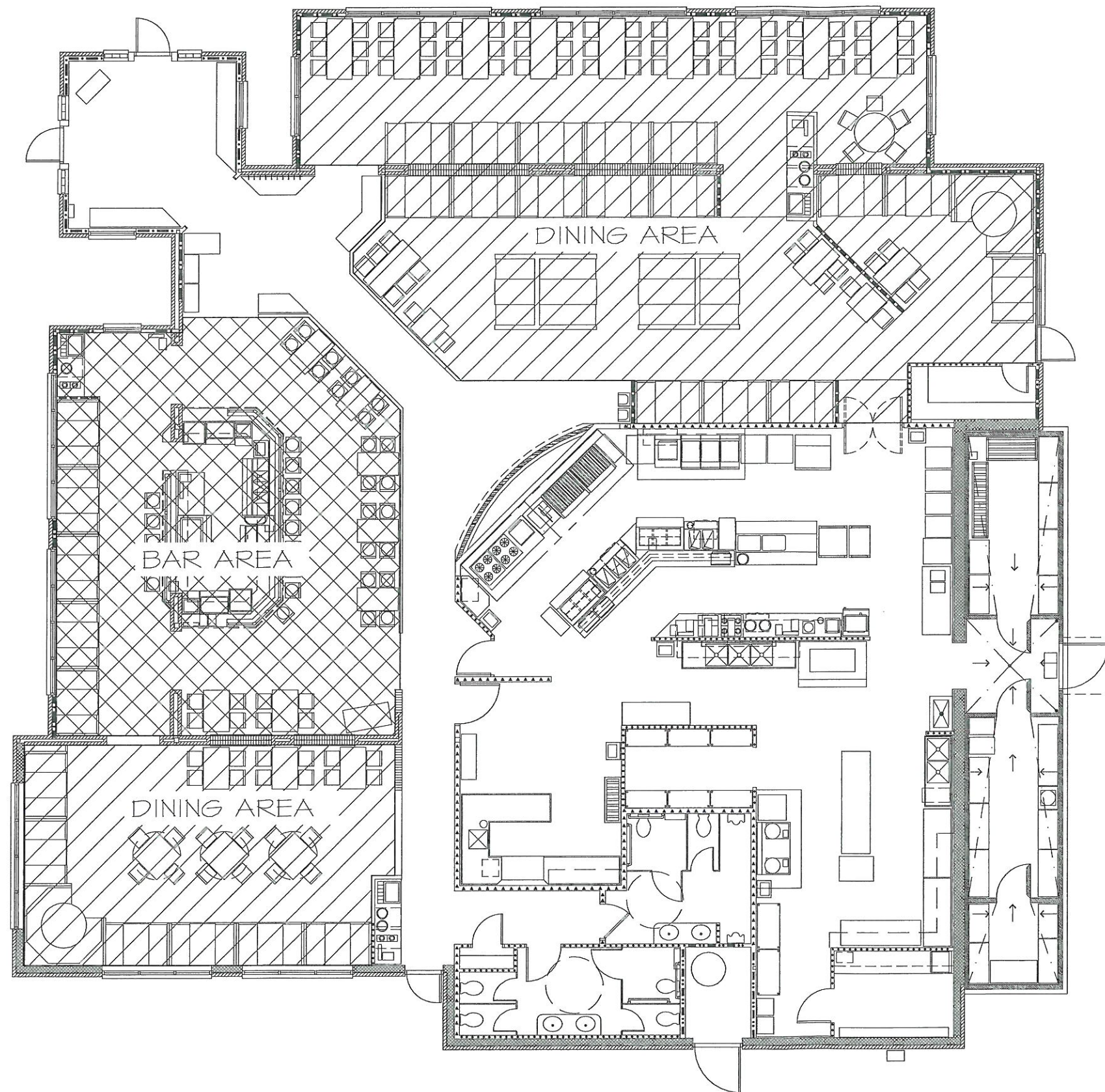
Merchants' Pointe Restaurant

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Parcel Map



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BAR AREA	1070 SQ. FT
DINING AREAS	2497 SQ. FT
BUILDING AREA	7150 SQ. FT
BAR PERCENTAGE	15%

BUILDING CODE:
 -1997 UNIFORM BUILDING CODE
 W/ STATE AMENDMENTS

OCCUPANCY GROUP:
 - A-3

CONSTRUCTION TYPE:
 -TYPE V
 -UNPROTECTED, SPRINKLERED

TOTAL SEATING: 283

PROTOTYPE VERSION 2B-EGH

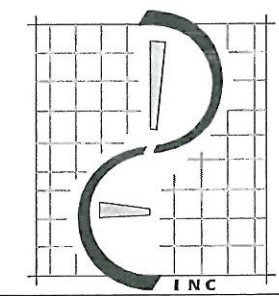
SLAB ON GRADE

BAR JOIST WITH METAL DECK

CONSTRUCTION DRAWING DATE:
 -JUNE 7, 2001

MAY 4, 2012

116TH STREET
 CARMEL, IN



1645 Westgate Circle
 Brentwood, TN
 (615) 370-1779
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