



### OFFERING SUMMARY

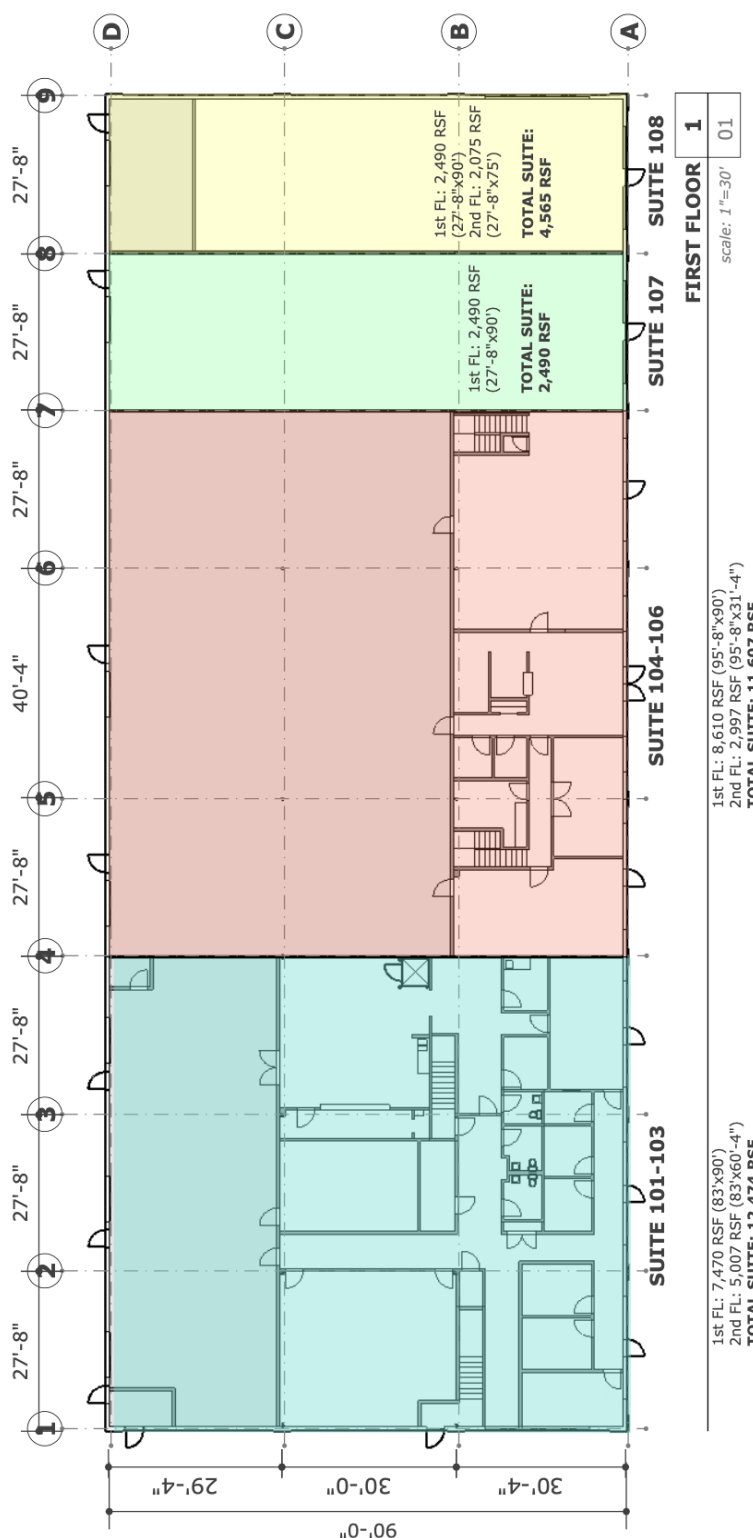
Lease Rate:	Negotiable
Building Size:	21,150 SF
Available SF:	12,124 - 14,250 SF

### PROPERTY OVERVIEW

Opportunity to be on a prominent road in Carmel with signage.

### PROPERTY HIGHLIGHTS

- Excellent visibility
- Able to Demise Suite
- 20' Clear Height Possible
- Several 14' High Overhead Doors
- Over 90 Parking Spaces



## EXISTING PLANS

RENTABLE SQUARE FOOT (RSF) AREAS ARE APPROXIMATED,  
FROM FACE OF OUTSIDE WALLS AND CENTERLINE OF DEMISING WALLS.

520 W CARMEL DRIVE

CARMEL, IN

## Location Map



**SHOOK**  
REALTY GROUP

**Rob Coombes**

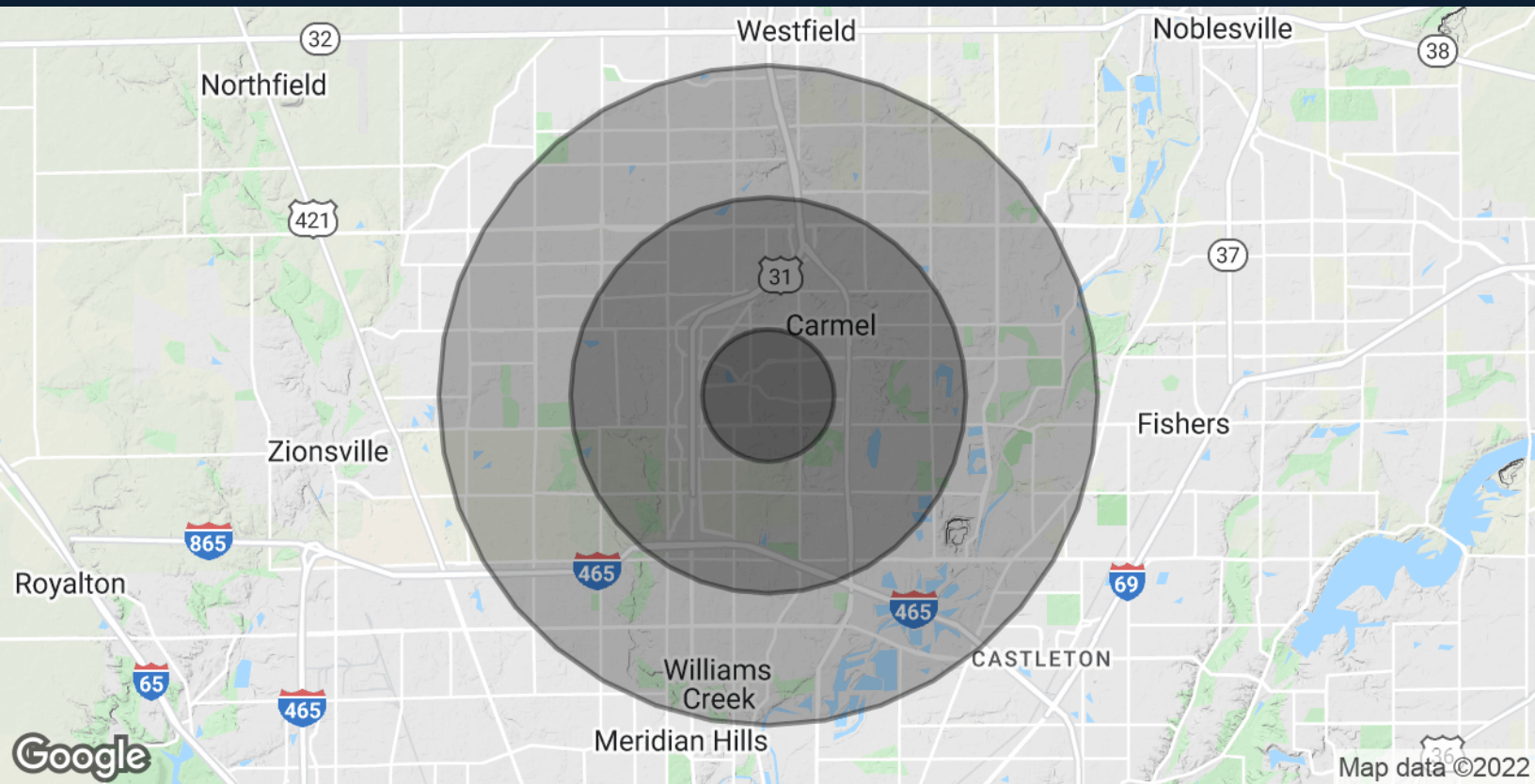
**Commercial Broker**

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930 E WASHINGTON STREET, SUITE 200 | INDIANAPOLIS, IN 46202



**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	6,527	55,727	131,386
Average Age	39.2	38.7	38.0
Average Age (Male)	32.1	36.6	36.7
Average Age (Female)	45.0	40.4	38.8

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	3,166	22,515	52,131
# of Persons per HH	2.1	2.5	2.5
Average HH Income	\$68,532	\$101,327	\$109,910
Average House Value	\$164,319	\$273,091	\$309,315

\* Demographic data derived from 2010 US Census