



Details:

For Lease: \$12/SF Modified Gross

2,160 SF

- Two offices, bathroom and a large warehouse area.
- 15'6" ceiling height.
- 14' X 12' drive-in door.
- Located just steps off of US 37.
- Just 1 mile from I-69 and 116th Street exit.

Keith Dedrick SIOR, CCIM

Cell: 317-502-3622

E-mail: keith@ccgbrokers.com

Emma Scheibert

Cell: 317-750-8226

E-mail: emma@ccgbrokers.com

Corporate Commercial Group

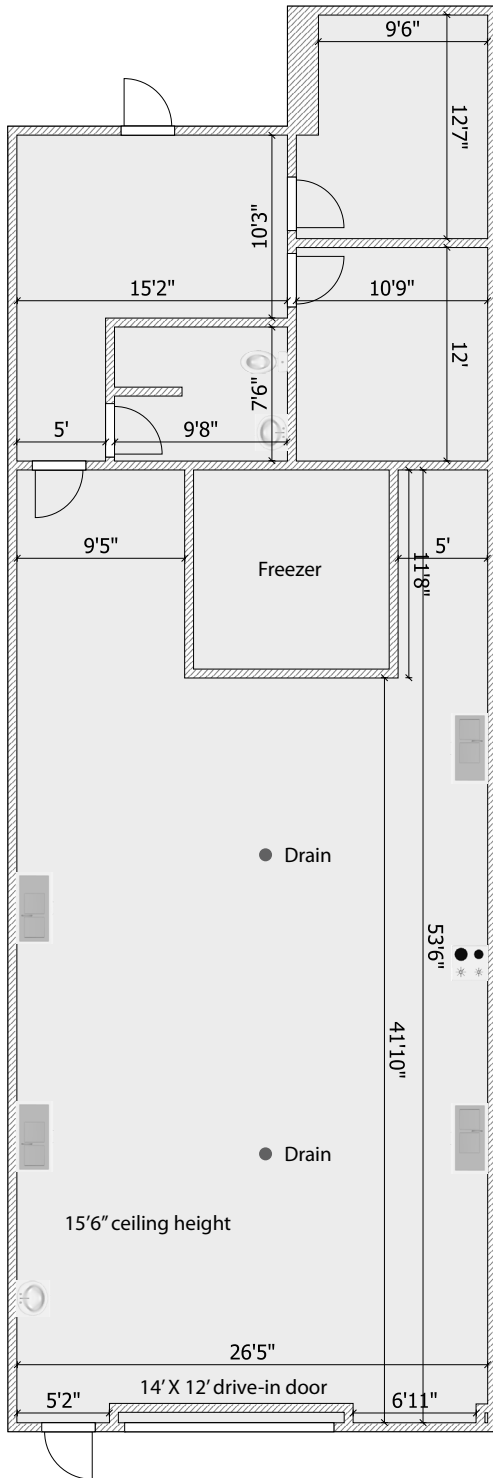
11495 N Pennsylvania, Suite 225

Carmel, IN 46032

Office: 317-818-1941

Fax: 317-818-1943





Keith Dedrick SIOR, CCIM
 Cell: 317-502-3622
 E-mail: keith@ccgbrokers.com

Emma Scheibert
 Cell: 317-750-8226
 E-mail: emma@ccgbrokers.com

Corporate Commercial Group
 11495 N Pennsylvania, Suite 225
 Carmel, IN 46032
 Office: 317-818-1941
 Fax: 317-818-1943





Measure	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population 2019	7,401	71,068	164,468
Households 2019	2,973	26,072	60,019
Ave. Household Size 2019	2.49	2.72	2.74
Median Household Income 2019	\$84,457	\$92,759	\$93,007
Ave. Household Income 2019	\$98,415	\$113,032	\$117,078
Median Home Value 2019	\$188,455	\$218,394	\$236,139

Keith Dedrick SIOR, CCIM
 Cell: 317-502-3622
 E-mail: keith@ccgbrokers.com

Emma Scheibert
 Cell: 317-750-8226
 E-mail: emma@ccgbrokers.com

Corporate Commercial Group
 11495 N Pennsylvania, Suite 225
 Carmel, IN 46032
 Office: 317-818-1941
 Fax: 317-818-1943

