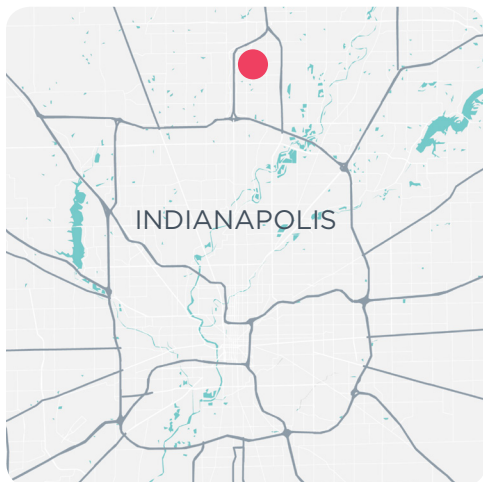




▶ BOARDWALK SHOPPES // RETAIL IN THE HEART OF CARMEL



AVAILABLE SPACE

1,440-3,043 SF

LEASE RATE

\$18/SF NNN

Boardwalk Shoppes is located in flourishing Hamilton County, the fastest growing county in Indiana and 23rd in the nation. Hamilton County has a fast growing affluent residential market with an established business and commercial district nearby.

- + Prime retail, medical and professional office space in the heart of Carmel
- + Ample parking and easy access via store-front parking lots
- + Traffic counts:
 - 17,607 VPD on W. Carmel Dr.
 - 3,640 VPD on Adams St.

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Tenants include: Sola Salons, pure barre, Payless Liquors, Indiana Blood Center, Indy Revive, The Lash Lounge, and Body Outfitters.

AVAILABLE SUITES:

- + Suite 125: 3,043 SF
- + Suite 155: 1,440 (former medical)

DEMOGRAPHICS*

	1 MILE	3 MILES	5 MILES
Population	7,358	62,067	148,401
Households	3,945	25,055	59,749
Average HH Income	\$83,115	\$122,731	\$123,883
Median Age	32.1	39.6	38.4

*SitesUSA 2017 Estimated

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in #growIndy

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