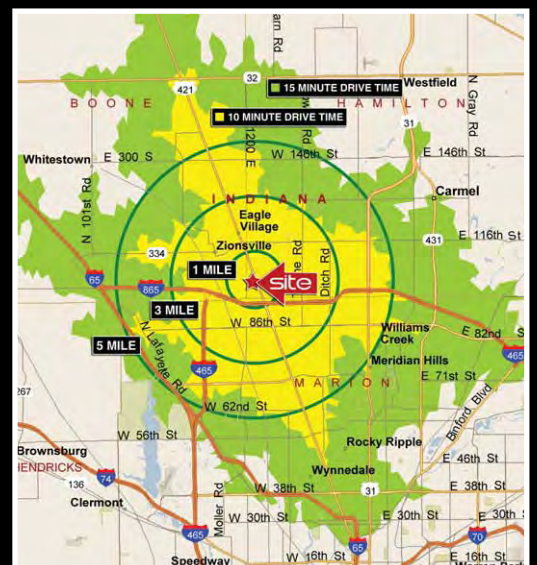




PROPERTY FEATURES

- Join Outback Steakhouse & First Merchants Bank
- Shared signal with Super Target & West Carmel Marketplace
- Strong traffic counts with unparalleled access from Michigan Road
- Construction of the Retail Pkwy extension to 96th St is underway
- Serving Southern Zionsville and Western Carmel in Hamilton County boasting AHHI in excess of \$100,000 within a 3 & 5 mile radius



www.velocitycre.com

David Simons simons@velocitycre.com

14074 TRADE CENTER DRIVE, SUITE 208 | FISHERS, IN 46038 | PH: 317.942.1141 | FAX: 317.942.1146 | www.velocitycre.com

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DEMOGRAPHICS

- 1 MILE**
- Population Estimated 2009 3,168
 - Population Daytime 2009 7,329
 - % Population Change 2000-2009 169.62%
 - Estimated households 2009 1,235
 - Est. Avg. HH Income 2009 \$157,425

- 3 MILE**
- Population Estimated 2009 40,154
 - Population Daytime 2009 61,009
 - % Population Change 2000-2009 61.12%
 - Estimated households 2009 17,029
 - Est. Avg. HH Income 2009 \$100,479

- 5 MILE**
- Population Estimated 2009 112,628
 - Population Daytime 2009 148,197
 - % Population Change 2000-2009 66.02%
 - Estimated households 2009 45,758
 - Est. Avg. HH Income 2009 \$95,865

- TRAFFIC COUNTS**
- 28,000 ADT on Michigan Road



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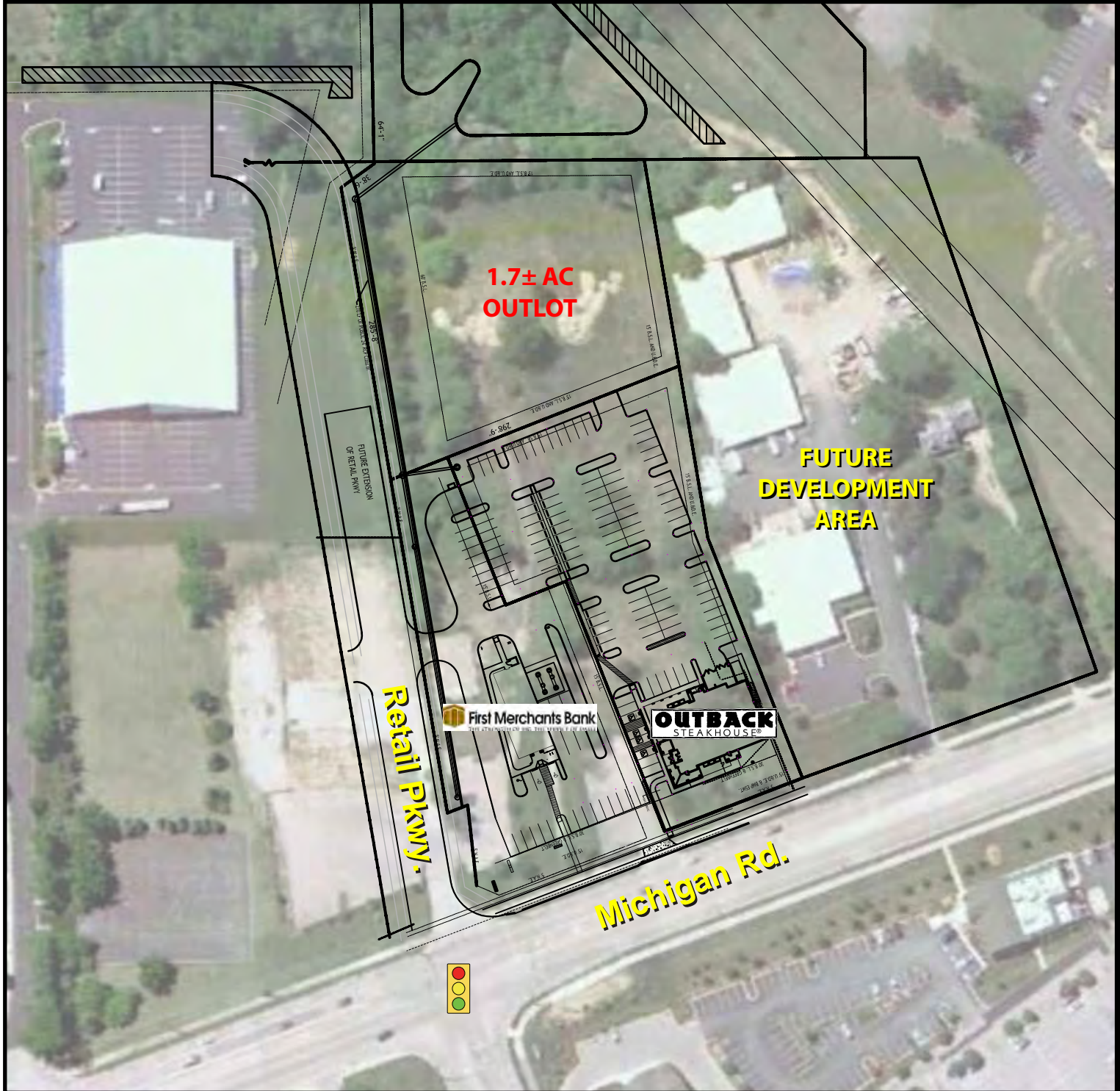
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WEST CARMEL COMMONS

1.7± Acre Outlot Available

North Michigan Road | Carmel, IN



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