



FOR SALE

5.18 AC Development Site

1732-1764 E 116th St
Carmel, IN 46032



PROPERTY HIGHLIGHTS

- Rare development site in the heart of Carmel
- Conveniently located at 116th and Westfield Blvd
- Zoned B-8

www.Halakar.com

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Executive Summary



OFFERING SUMMARY

Sale Price:	\$6,500,000
Lot Size:	5.18 Acres
Year Built:	1972
Zoning:	B-8

PROPERTY OVERVIEW

This rare development opportunity at the busy intersection of Westfield Blvd and 116th Street offers a prime location for economic growth. Call today for more details on this exceptional offering!



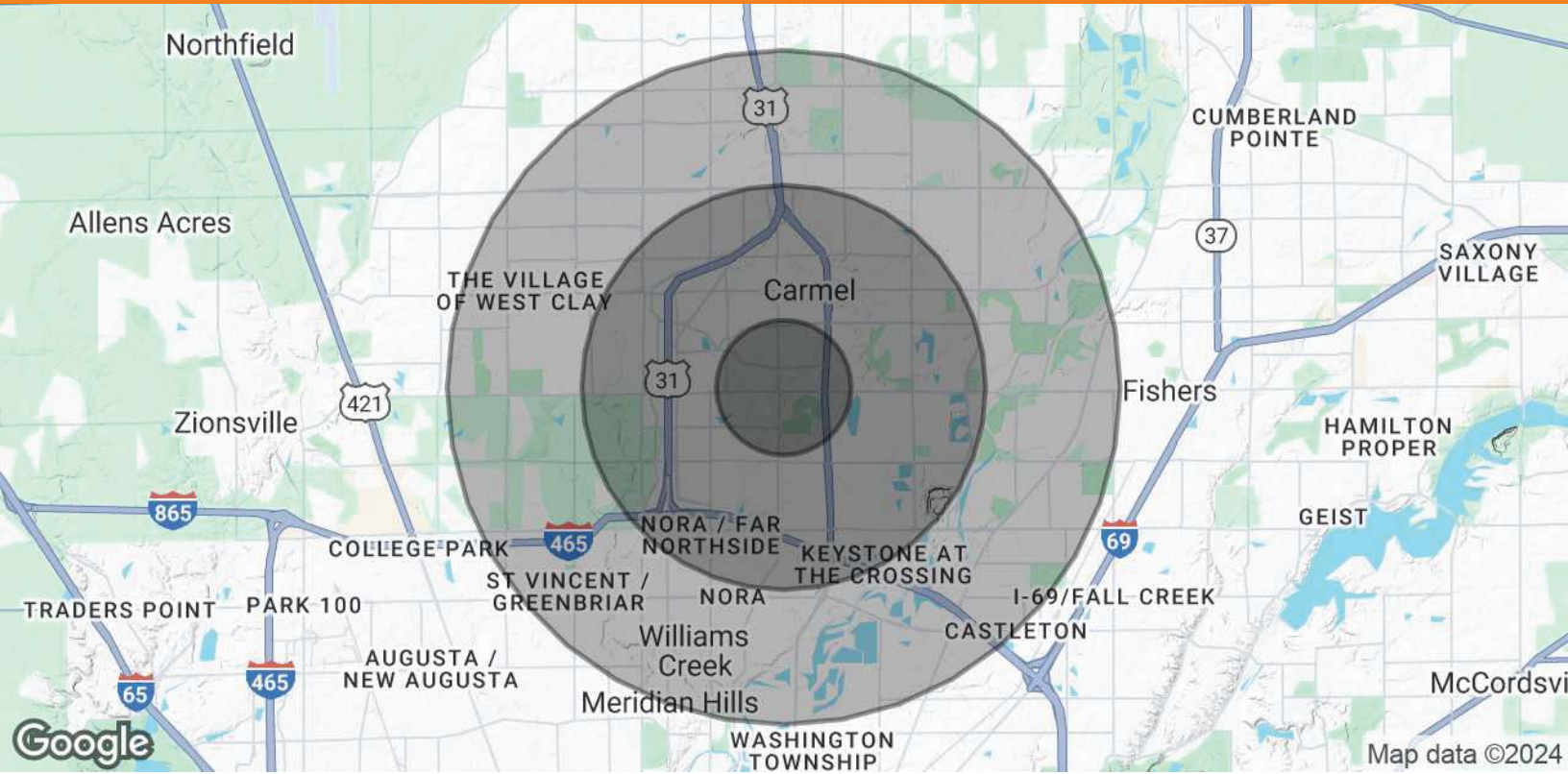
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Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,544	63,807	164,493
Average Age	40.4	41.5	40.9
Average Age (Male)	37.0	40.5	40.1
Average Age (Female)	43.7	42.1	41.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,789	29,363	72,430
# of Persons per HH	2.0	2.2	2.3
Average HH Income	\$83,597	\$108,652	\$120,928
Average House Value	\$226,824	\$269,338	\$300,019

2020 American Community Survey (ACS)

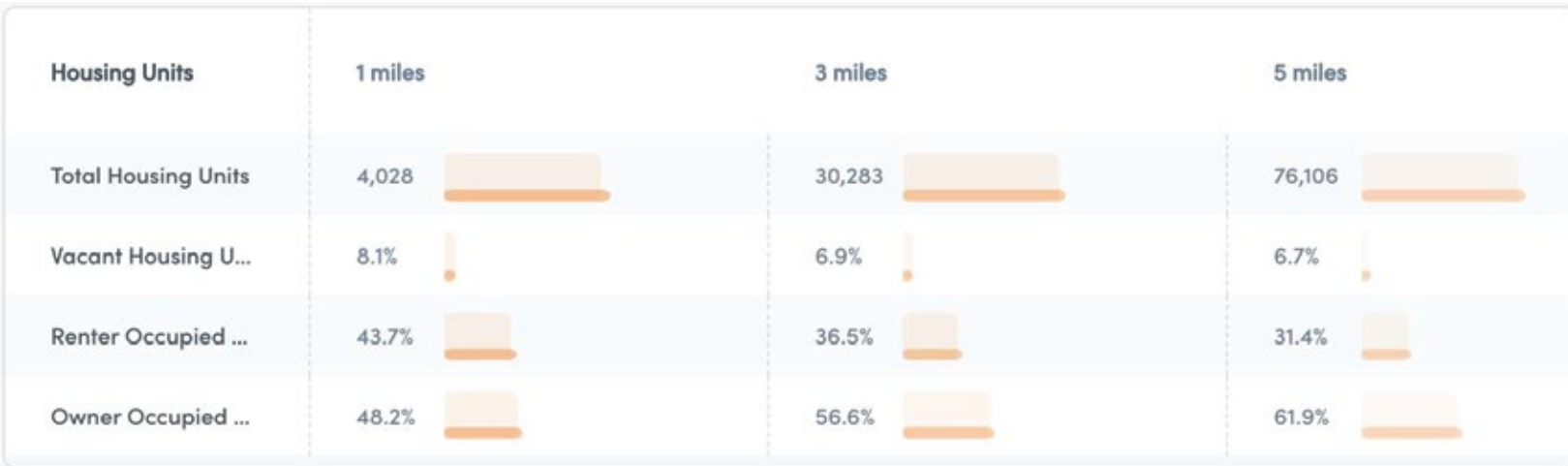


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Housing Demographics

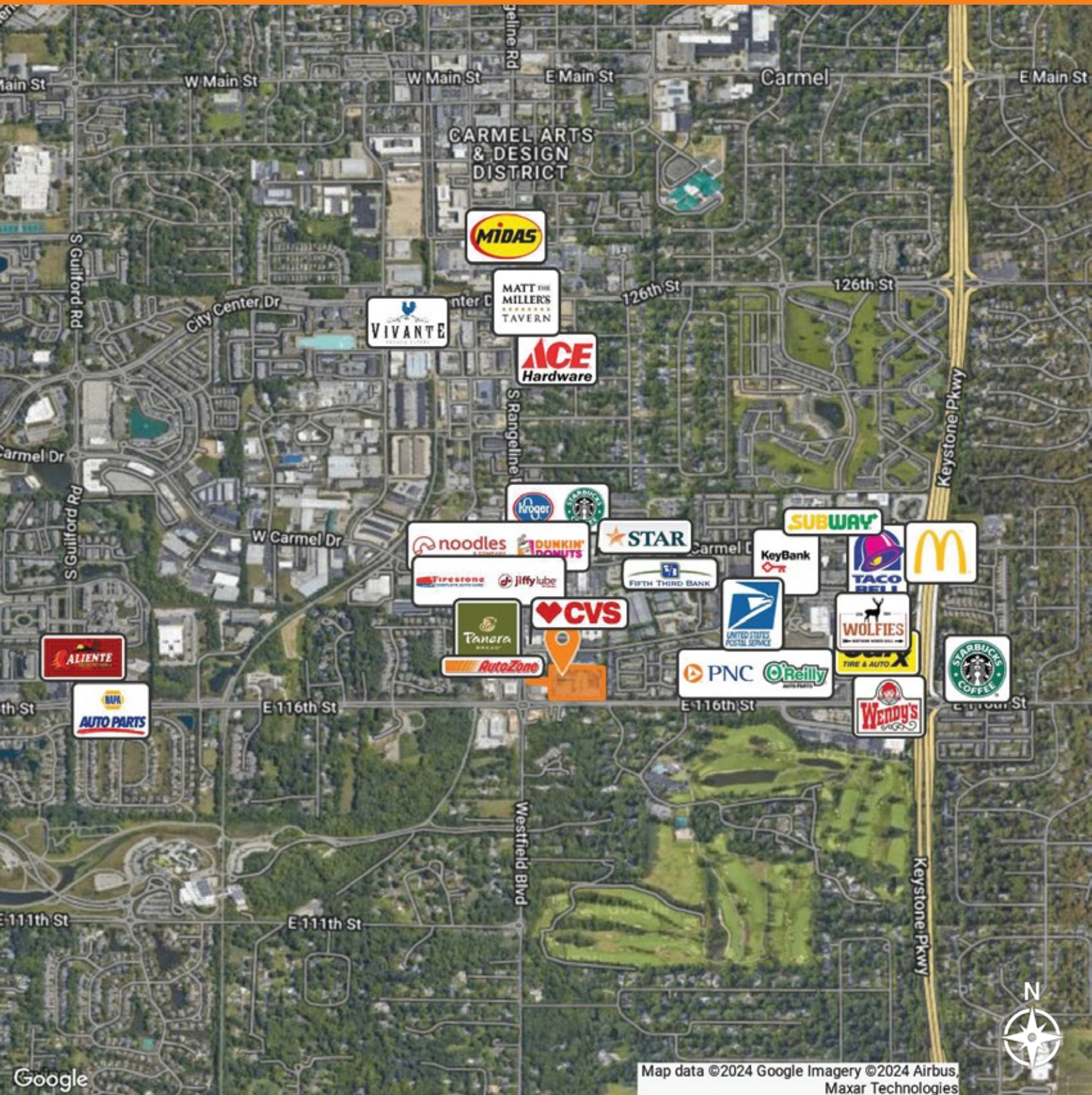


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Retailer Map



Google

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