



LEASE

+/-2,000 SF Rangeline Road Retail Space

1121 SOUTH RANGELINE ROAD

Carmel, IN 46032

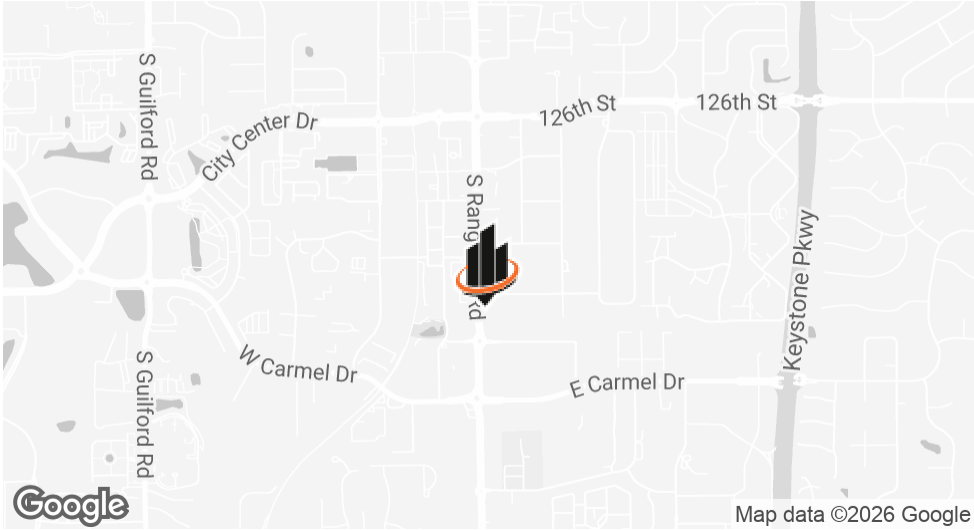
PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$25 SF/yr (NNN)
AVAILABLE SF:	2,000 SF
LOT SIZE:	1.68 Acres
BUILDING SIZE:	8,000 SF
ZONING:	B3



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PROPERTY HIGHLIGHTS

- Located on Rangeline Road with direct frontage and visibility
- Existing street-facing signage
- 66 total parking spaces, including 21 in front and 12 in back of the building
- On-site self-storage
- Adjacent to The Proscenium and Proscenium II developments
- Ideal for retail, medical, or office tenants
- Prime location in a high-growth area of Carmel, IN

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SVN | NORTHERN COMMERCIAL 2

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ADDITIONAL PHOTOS



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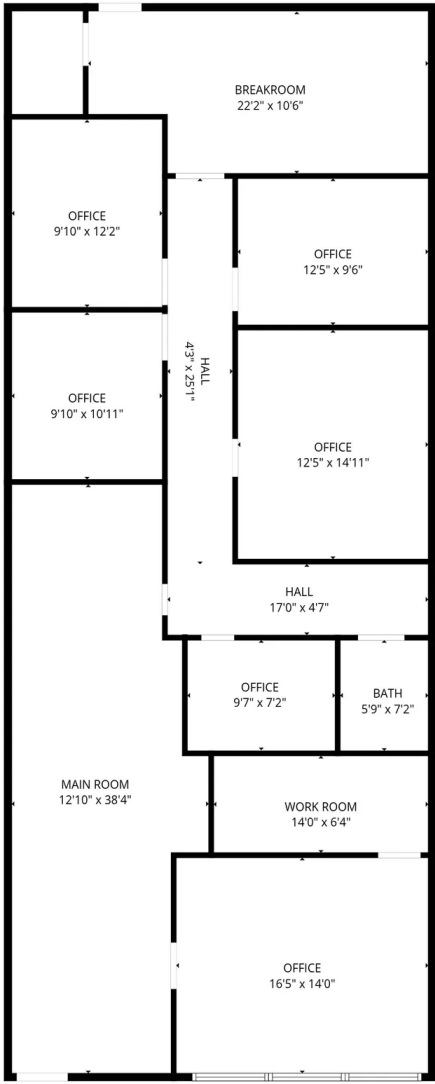
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FLOOR PLAN



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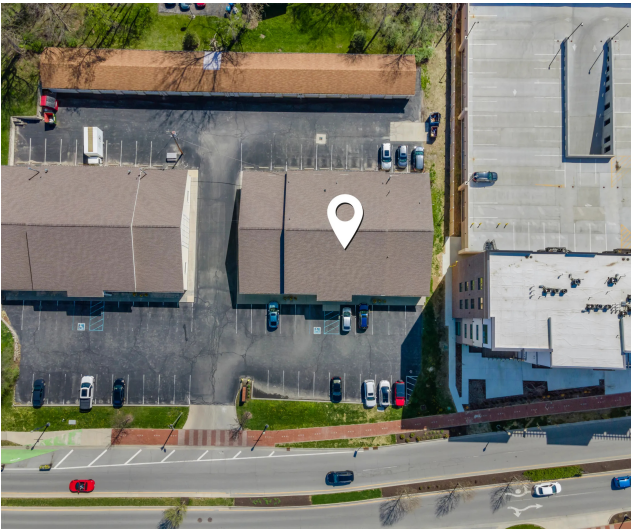


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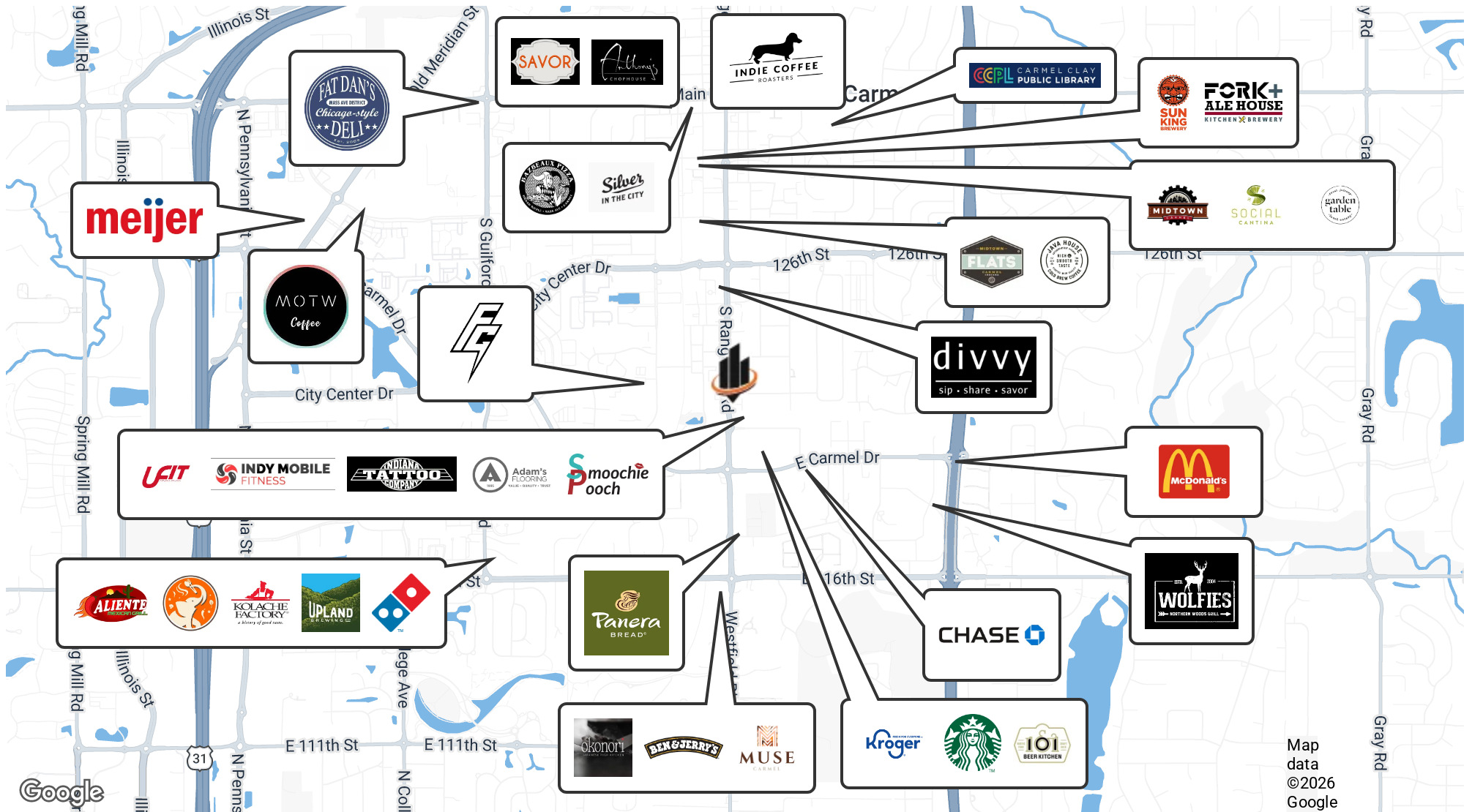
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RETAILER MAP



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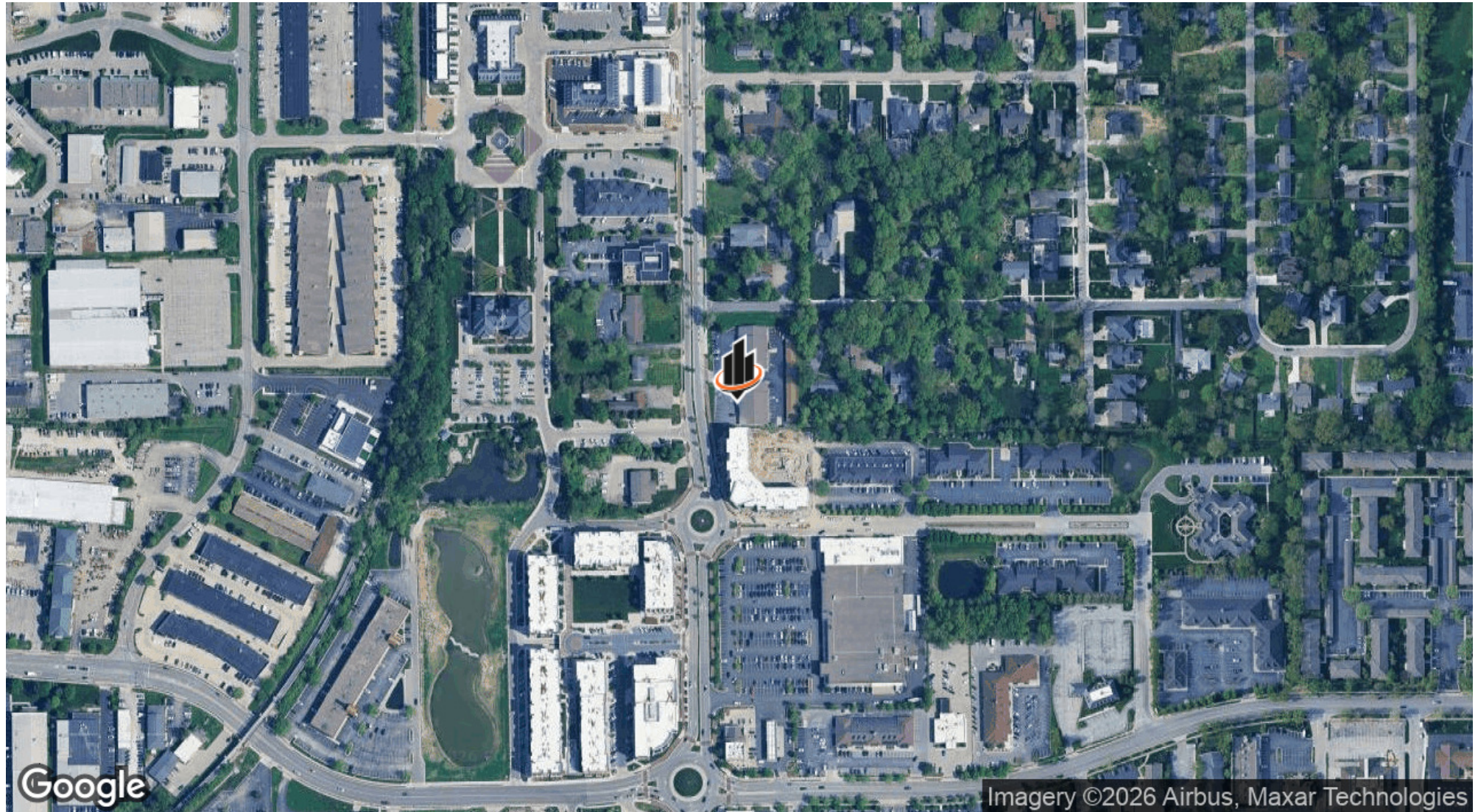
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LOCATION MAP



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