

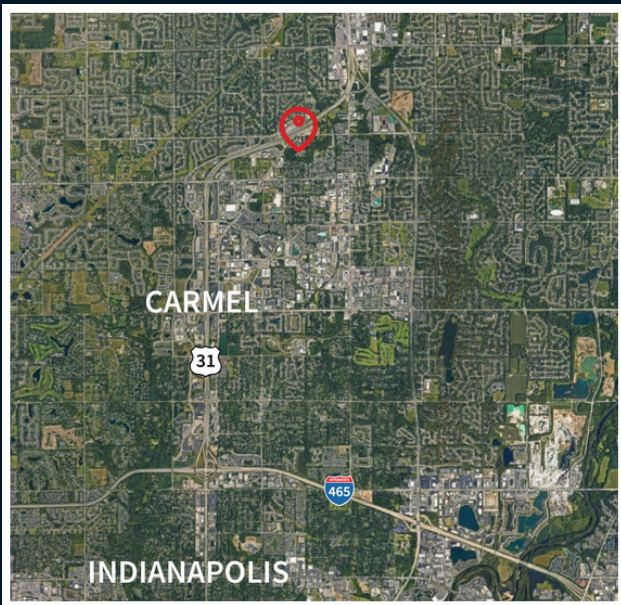
# For lease

698 Pro-Med Lane Carmel, IN 46032  
Up to 5,117 SF available



## Property Overview & Demographics

- Two-story office building located in Pro-Med Park right off of US-31, minutes from Downtown Carmel
- 945 SF on the first floor; 4,172 SF on the second floor
- New ownership, with owner occupying remaining SF on the first floor
- Direct connect to the Monon Trail
- Strategically located just 1.5 miles from Downtown Carmel surrounded by a mass array of restaurants, bars and entertainment



<b>Location</b>	Carmel, IN
<b>Size</b>	8,259 SF
<b>Parking</b>	5.6/1,000 SF
<b>Recognition</b>	Carmel, IN ranked #1 for best places to live in Indiana in 2022 and 2023 (Niche)

	1 mile	3 miles	5 miles
<b>Estimated population</b>	12,632	70,953	164,782
<b>Estimated households</b>	6,361	28,126	63,985
<b>Est. Average HH income</b>	\$109,517	\$153,291	\$155,280
<b>Traffic counts</b>	55,619 VPD on US-31	9,450 VPD on Old Meridian St	









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