

Cool Creek Village

2796 East 146th Street, Carmel, IN 46033



FOR LEASE

TRAFFIC COUNTS

E 146th Street - 37,500 ADT

- **442 sf available - 2nd story**
- Strong daytime and evening population
- Center fronts very busy LA Fitness
- Massive growth across 146th street corridor
- Very high incomes surround

MARKET DEMOGRAPHICS

Radius	Population	Income	Households	Daytime Pop
1 Mile	6,808	\$178,248	3,057	4,278
3 Mile	72,236	\$129,835	28,394	30,239
5 Mile	145,834	\$130,293	73,261	73,164

CONTACT
McCrea Property
Group for more
information

Cool Creek Village

2796 East 146th Street, Carmel, IN 46033



TENANT ROSTER

1st Floor

Smoothie King
Jet's Pizza
Cookie Cutters
European Wax Center
Rejuvenate Eye and Face Medspa
Wing Stop
PointBlank Nutrition
Venus Nail Salon
Cold Plunge Studios
Thai & Go

2nd Floor

Salon Lofts
AVAILABLE 442 SF
Garvin Dentistry
Becknell Industrial

