



## AVAILABLE

FOR LEASE | RETAIL | OFFICE | CREATIVE SPACE  
±6,075 SQUARE FEET

**481 GRADLE DRIVE CARMEL, INDIANA 46032**

SUITE 481 PRESENTS ±6,075 SQUARE FEET OF FLEXIBLE, DESIGN-READY SPACE, OFFERING A TRUE BLANK CANVAS FOR TODAY'S EVOLVING BUSINESS. IDEAL FOR USERS SEEKING A SPACE THAT CAN ADAPT TO THEIR NEEDS, THE SUITE ACCOMMODATES A WIDE RANGE OF CONCEPTS INCLUDING OFFICE, COWORKING, RETAIL, SHOWROOM, OR SERVICE-ORIENTED OPERATIONS. WITH NEW OWNERSHIP DRIVING A FULL EXTERIOR REFRESH AND UPGRADED BUILDING IDENTITY, TENANTS BENEFIT FROM BOTH IMMEDIATE FUNCTIONALITY AND LONG-TERM POSITIONING.

LOCATED JUST OFF US-31 WITH SEAMLESS ACCESS TO I-465, THE PROPERTY IS ANCHORED BY STRONG VISIBILITY, ACCESSIBILITY, AND SURROUNDING COMMERCIAL ACTIVITY, MAKING IT AN IDEAL PLATFORM FOR BUSINESSES LOOKING TO ESTABLISH OR EXPAND THEIR PRESENCE IN CARMEL.

# 481 SUITE

AVAILABLE | FOR LEASE

TOTAL SQUARE FOOTAGE | 6,075

LEASE TYPE | NNN

RETAIL OPPORTUNITY

POWER TYPE | 200 AMP 200 VOLTS SINGLE PHASE

NEW OWNERSHIP | INVESTING SIGNIFICANT CAPITAL INTO INTERIOR & EXTERIOR IMPROVEMENTS

ASKING PRICE | \$17 NNN

ZONING | I-1

BUILDING CLASS | A

BUILDING | MULTI-TENANT

SIGNAGE | MONUMENT AVAILABLE

HAMILTON COUNTY

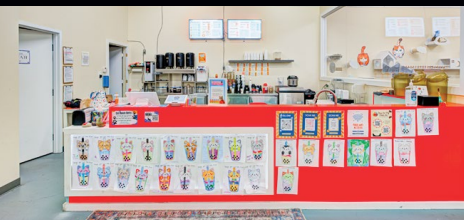
INTERSTATE ACCESS



TRAFFIC COUNTS

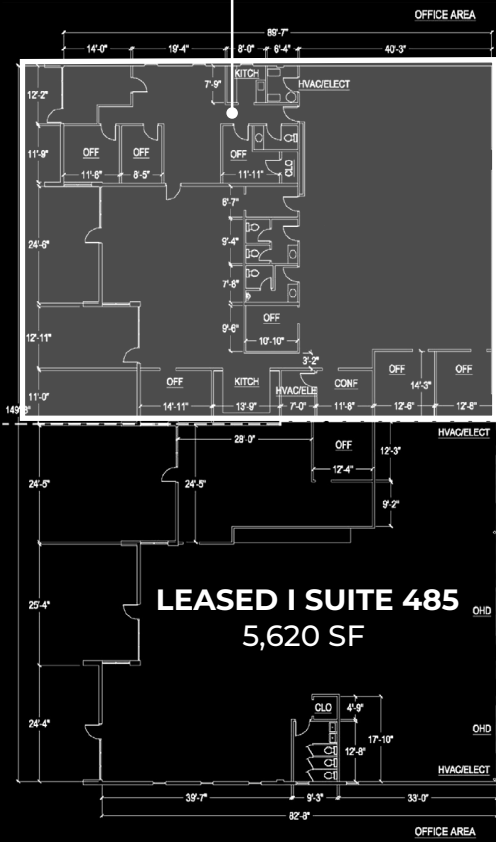
INTERSTATE 65 | 133,780 VPD

US-31 (N MERIDIAN ST) | 97,353 VPD

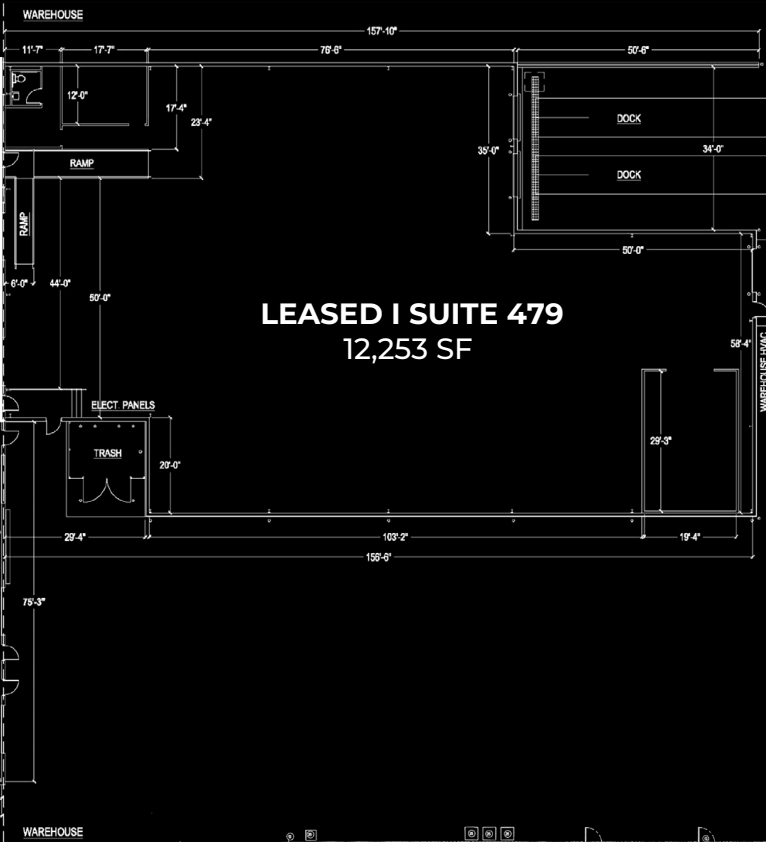


# SITE PLAN

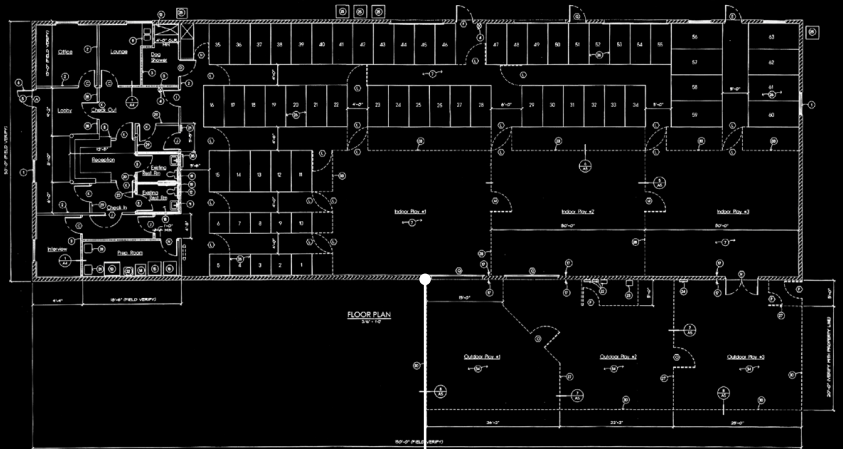
**SUITE 481 | 6,075 SF**



**LEASED I SUITE 479  
12,253 SF**



**LEASED I SUITE 485  
5,620 SF**



**LEASED I SUITE 481  
7,500 SF**





# CARMEL INDIANA

## THE GOLD STANDARD FOR INVESTMENT & LIVABILITY A PREMIER ADDRESS WITH A STRATEGIC VISION

CONSISTENTLY RANKED AMONG THE VERY BEST PLACES TO LIVE, WORK, AND RAISE A FAMILY IN THE UNITED STATES, CARMEL IS A DYNAMIC, MASTER-PLANNED CITY BUILT FOR SUSTAINED PROSPERITY. WITH A POPULATION OF OVER 100,000, IT IS A LEADING ECONOMIC AND CULTURAL HUB IN THE MIDWEST, RENOWNED FOR ITS INNOVATIVE URBAN DESIGN, EXCEPTIONAL SCHOOLS, AND UNPARALLELED QUALITY OF LIFE.

CARMEL'S COMMERCIAL LANDSCAPE IS DEFINED BY HIGH-VALUE CORPORATE CAMPUSES, CLASS A OFFICE SPACE, PREMIER RETAIL DISTRICTS, AND STRATEGIC MIXED-USE DEVELOPMENTS. THE CITY IS A MAGNET FOR HEADQUARTERS, PROFESSIONAL SERVICES, TECH FIRMS, AND HEALTHCARE GIANTS, SUPPORTED BY A HIGHLY EDUCATED WORKFORCE AND A PRO-BUSINESS ENVIRONMENT.

SPEARHEADED BY A TRANSFORMATIVE, LONG-TERM VISION, CARMEL HAS INVESTED OVER \$1 BILLION IN PUBLIC INFRASTRUCTURE, CREATING A SIGNATURE NETWORK OF MODERN ROUNDABOUTS, EXPANSIVE TRAILS, AND ICONIC ARTS VENUES. THE AWARD-WINNING CITY CENTER AND MIDTOWN DISTRICTS EXEMPLIFY SUCCESSFUL PUBLIC-PRIVATE PARTNERSHIPS, TURNING UNDERUTILIZED AREAS INTO VIBRANT, WALKABLE DESTINATIONS FOR COMMERCE AND COMMUNITY. FOR INVESTORS SEEKING STABILITY, INNOVATION, AND PREMIUM RETURNS, CARMEL REPRESENTS THE DEFINITIVE OPPORTUNITY. STRONG RETURNS.



### DEMOGRAPHICS

#### 2025 SUMMARY

	1mi	3mi	5mi
POPULATION	11,792	68,936	175,610
HOUSEHOLDS	5,961	29,172	72,019
FAMILIES	2,600	18,107	45,781
AVG HH SIZE	1.92	2.34	2.41
MEDIAN AGE	37.9	40.4	39.8
MEDIAN HOUSEHOLD INCOME	\$83,867	\$118,097	\$121,166
AVERAGE HOUSEHOLD INCOME	\$120,215	\$161,202	\$165,762

#### INCOME - 5 MILES

	\$165,762		\$67,921		\$511,281
AVERAGE HH INCOME		PER CAPITA INCOME		MEDIAN NET WORTH	

#### BUSINESSES - 5 MILES

	8,619		118,417
TOTAL BUSINESSES		TOTAL EMPLOYEES	

2% NO HIGH SCHOOL DIPLOMA	10% SOME COLLEGE	18% HIGH SCHOOL GRADUATE	70% BACHELOR'S/GRAD/PROF DEGREE



# MAJOR RETAILERS



meijer



KOHL'S



Kroger FRESH FOR EVERYONE™

DICK'S HOUSE OF SPORT



OLLIE'S GOOD STUFF CHEAP™



CVS pharmacy



Walgreens



SUBWAY



KFC



WHOLE FOODS

Walmart

CIRCLE K

Auto Zone

# CARMEL IS BUILT FOR BIG DREAMS

A THRIVING COMMUNITY ACCLAIMED FOR ITS DISTINCT AMENITIES, ROBUST AND INNOVATIVE BUSINESS ENVIRONMENT AND EXCELLENT SCHOOLS, THE CITY OF CARMEL WAS NAMED THE #2 BEST PLACE TO LIVE IN THE U.S. BY U.S. NEWS & WORLD REPORT.

HIGHLY REGARDED BY ITS RESIDENTS AS A SAFE COMMUNITY OFFERING AN EXCEPTIONAL QUALITY OF LIFE, CARMEL IS HOME TO AN AWARD-WINNING PARKS SYSTEM AND A WEALTH OF CULTURAL OPTIONS.

**\$231 BILLION**  
IN DEVELOPMENT  
PROJECTS  
2020-PRESENT

**102,300**

POPULATION

**150**

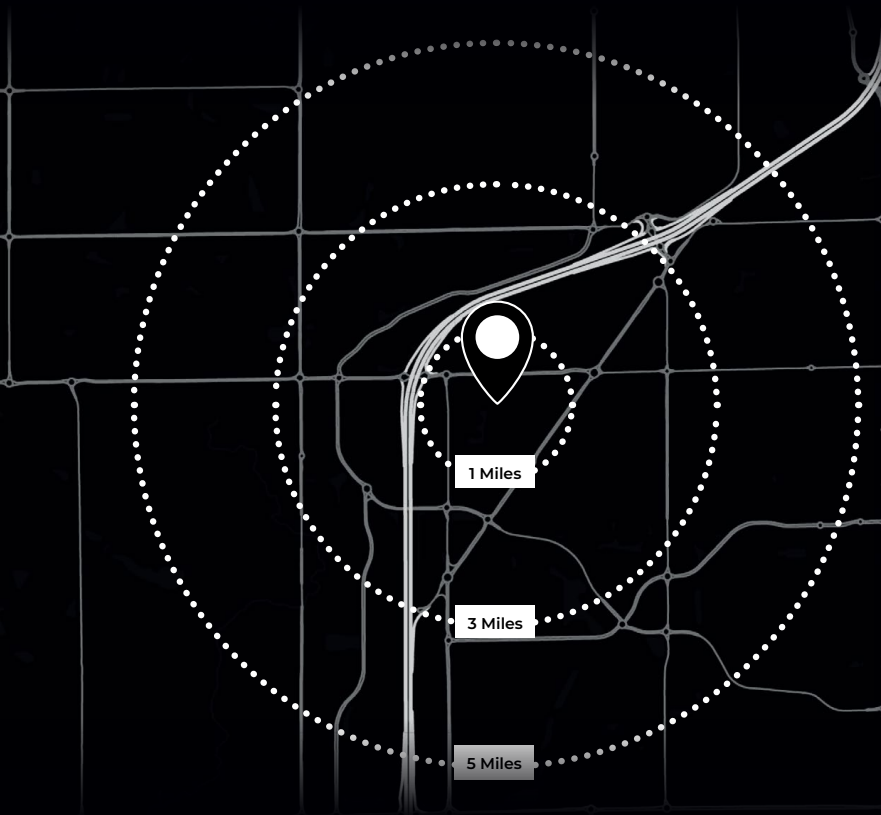
ROUNDABOUTS

**130**

CORPORATE HQS

**220**

MILES OF PATHS & TRAILS



POPULATION

1 MILE	<b>11,792</b>
3 MILE	<b>68,936</b>
5 MILE	<b>175,610</b>



MEDIAN HH INCOME

1 MILE	<b>\$83,867</b>
3 MILE	<b>\$118,097</b>
5 MILE	<b>\$121,166</b>



HOUSEHOLDS

1 MILE	<b>5,961</b>
3 MILE	<b>29,172</b>
5 MILE	<b>72,019</b>

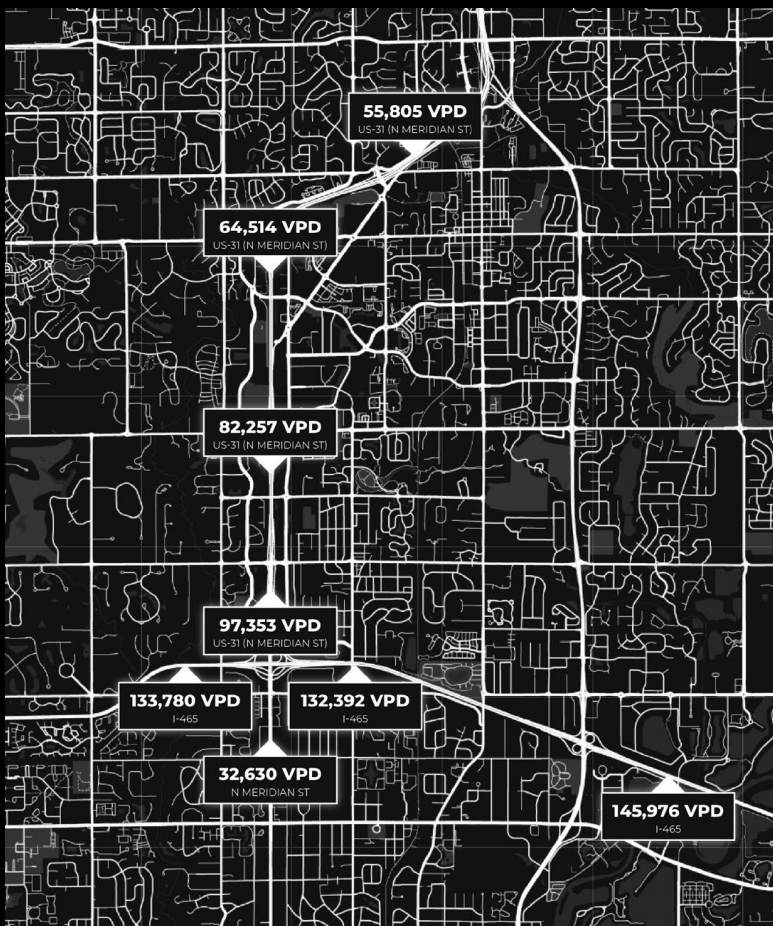


MEDIAN AGE

1 MILE	<b>37.9</b>
3 MILE	<b>40.4</b>
5 MILE	<b>39.8</b>

## 2025 CITY AWARDS & RECOGNITIONS

#1 BEST PLACE TO MOVE TO IN THE MIDWEST	Consumer Affairs
#2 BEST PLACE TO LIVE IN THE U.S.	Livability
#1 BEST PLACE TO LIVE IN INDIANA	Niche
#1 BEST PLACE TO RAISE A FAMILY IN INDIANA	Niche
#1 PLACE WITH THE BEST PUBLIC SCHOOLS IN INDIANA	Niche
#2 BEST SUBURB TO LIVE IN AMERICA	Niche
#1 BEST PLACE TO LIVE IN INDIANA	U.S. News & World Report
#2 BEST PLACE TO LIVE IN THE U.S.	U.S. News & World Report
BEST SMALL CITY IN AMERICA	Wallet Hub



**VOTED #1**  
PLACE TO LAUNCH  
A CAREER

- MONEY MAGAZINE

CARMEL, INDIANA IS  
HOME TO  
**MORE THAN 75**  
CORPORATE, NATIONAL,  
AND REGIONAL COMPANY  
HEADQUARTERS

**VOTED #1**  
IN AMERICA'S BEST  
PLACES TO LIVE

- NICHE.COM



**26 MINUTES**  
TO DOWNTOWN  
INDIANAPOLIS



**30 MINUTES**  
TO IND INTERNATIONAL  
AIRPORT



**100,800**  
CARMEL, INDIANA  
RESIDENTS



**CONTACT US**

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**BRIGHTPOINT**  
REAL ESTATE

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