



West Carmel Marketplace is ideally located in the affluent Carmel community of greater Indianapolis, ranked #14 on Money Magazine's 2010 Best Places to Live. Within one mile of the center the average household income is \$167,056. Located in Hamilton County, the center features an attractive, upscale exterior and offers excellent access and visibility from Michigan Road, a primary southeast-northwest artery to/from downtown Indianapolis and the northwest suburbs. The center includes many category-leading anchor tenants including Marshalls, HomeGoods, OfficeMax, Petco and Best Buy; shadow anchors include Super Target, Kohl's and Home Depot.

KEY TENANTS



Marshalls

HomeGoods

OfficeMax®



SIZE

517, 015 square feet

LOCATION

Carmel, Indiana
Just north of I-465 on US-421/
Michigan Road

TRAFFIC COUNTS

North Michigan Road - 38,176
I-465 - 114,850

KEY DEMOGRAPHICS

5-MILE RADIUS

POPULATION

Current Estimated Population	134,093
Projected Population (5 Years)	142,130
2010 Census Population	117,731

HOUSEHOLDS

Current Estimated Households	55,599
Projected Households (5 Years)	58,299
2010 Census Households	47,121

INCOME

Average Household Income	\$114,453
Household Income \$75,000+	52%

MEDIAN AGE

37 years

DAYTIME DEMOGRAPHICS

Number of Businesses	8,674
Number of Employees	148,226
Total Daytime Population	180,993

CONSUMER EXPENDITURES

Total Retail Expenditures	\$1.99 B
Per Household per Month	\$2,979



LEASING CONTACT

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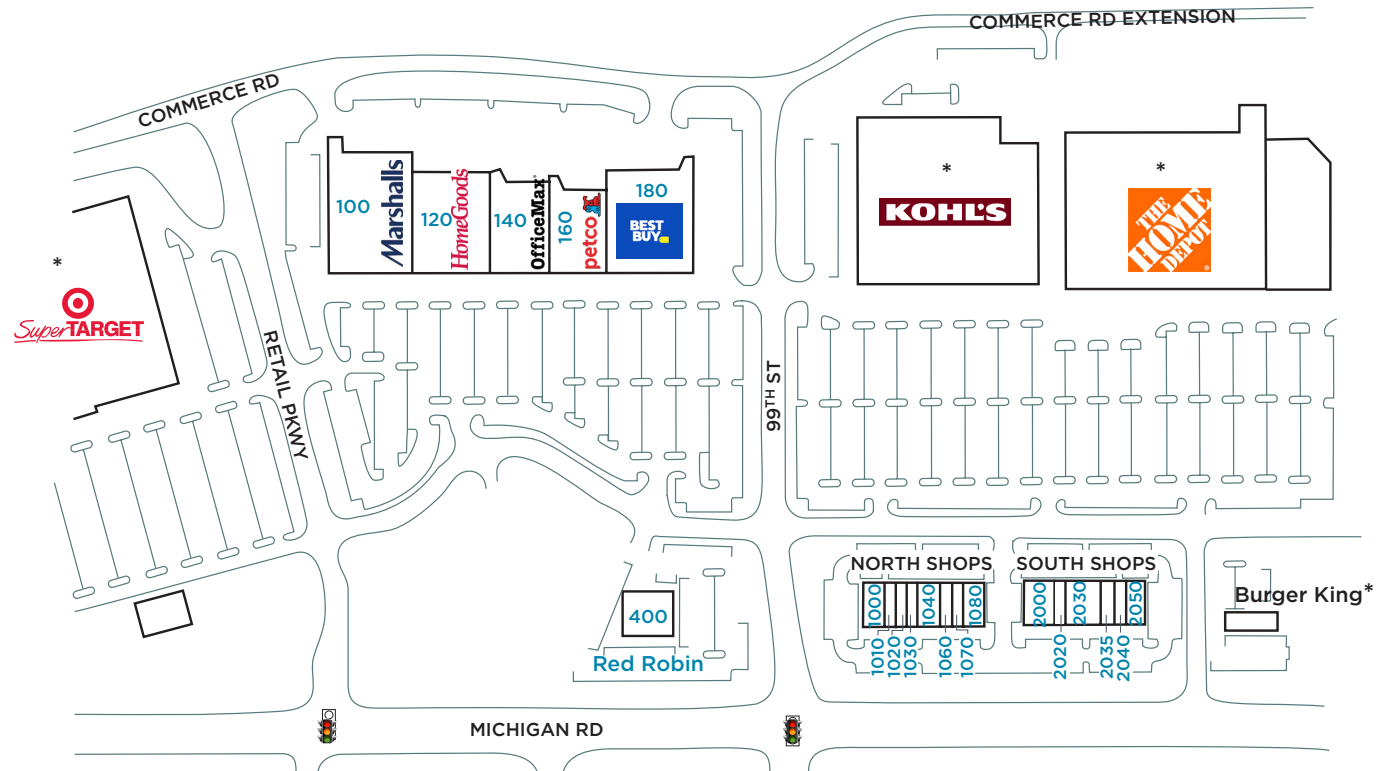
SPACE	TENANT	SIZE
NORTH SHOPS		
1000 -1010	Visionworks	3,946 s.f.
1020	Classic Cleaners	1,599 s.f.
1030	Jimmy John's	1,535 s.f.
1040	New Balance Carmel	3,147 s.f.
1060	Supercuts	1,599 s.f.
1070	Allure Nail Salon	1,597 s.f.
1080	Neal Family Dentistry	2,348 s.f.

SOUTH SHOPS		
2000	Aveda Salon	3,945 s.f.
2020	Red Wing Shoes	1,600 s.f.
2030	Mattress Firm	4,682 s.f.
2035	9Round	1,217 s.f.
2040	Golf Tec	1,979 s.f.
2050	CheeseburgerCheeseburger	2,348 s.f.

SPACE	TENANT	SIZE
100	Marshalls	33,000 s.f.
120	HomeGoods	25,000 s.f.
140	OfficeMax	18,000 s.f.
160	Petco	15,000 s.f.
180	Best Buy	30,000 s.f.
400	Red Robin	6,350 s.f.

ANCHOR TENANT	SIZE
Super Target*	174,515 s.f.
Kohl's*	8,254 s.f.
The Home Depot*	102,661 s.f.

*Owned by others



Tenant names, building sizes and shopping center configuration are subject to change.