

THE CORNER

CARMEL, IN



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THE CORNER

CARMEL, IN



Nestled in the heart of Carmel, **The Corner** is a premium mixed-use development offering 285 luxury apartments, street-level retail & restaurants, and a covered parking garage.



\$120,718

AVG HOUSEHOLD INCOME
(3-Mile)



27,803

HOUSEHOLDS
(3-Mile)

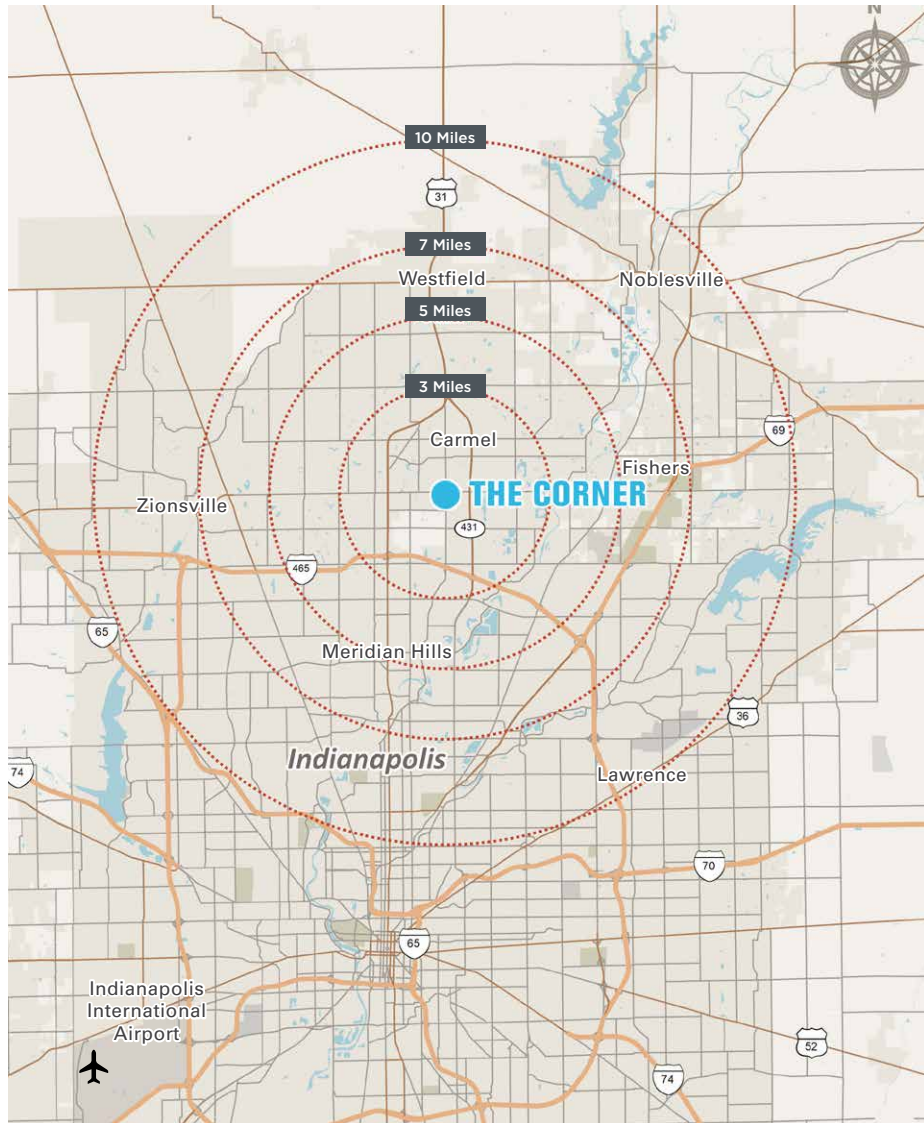


64.52%

BACHELORS DEGREE OR HIGHER
(3-Mile)

2023, DEMOGRAPHIC SOURCE: POPSTATS

STRATEGIC LOCATION



- The Corner is located in the heart of Carmel at the corner of **Westfield Blvd.** and **116th Street** near Carmel City Center, The Palladium, The Monon Trail, and the Monon Community Center and Water Park.

- Central Park, located behind The Corner, is the largest park in the Carmel Clay Parks & Recreation System. The 161 acre park is home to the Monon Community Center and Waterpark. **Trails directly behind The Corner connect to the Monon Center and to the popular Monon Trail.** The Monon Center has over 524,000 admissions annually.

- The Corner is directly accessible via 116th Street to the **Meridian Corridor**, one of the largest office populations outside of downtown Indianapolis.

- In 2022, Carmel was named **one of the "Best Places to Live"** by Money Magazine.

- Carmel continues to announce new firms relocating or existing firms adding to their workforce. Carmel City officials say recent relocation and **expansion announcements are expected to increase the Carmel workforce by 6% over the next five years.**

- Developers are poised to build more than **1,800 new Carmel dwellings** in the coming years. Several major residential projects are already planned.



U.S. 31 CORPORATE CORRIDOR

Carmel's Meridian Street Corridor has the 2nd highest concentration of office workers in Indiana. It is home to more than 80 corporate headquarters.

DAYTIME POPULATION IN CLOSE PROXIMITY TO THE CORNER

1-Mile
11,118

3-Mile
68,374

5-Mile
120,385

2023, DEMOGRAPHIC SOURCE: POPSTATS

MAJOR EMPLOYERS

ADESA	International Headquarters
Allegion	U.S. Headquarters
American Specialty Health	U.S. Headquarters
Blue Horseshoe	U.S. Headquarters
CNO, Inc.	U.S. Headquarters
Delta Faucet	International Headquarters
GEICO	Regional Headquarters
GyanSys	U.S. Headquarters
Heartland Food Products Group	U.S. Headquarters
KAR	Global Headquarters
MISO Energy	U.S. Headquarters
NextGear	U.S. Headquarters
Precision Products Group	Headquarters
Protective Insurance	U.S. Headquarters
Republic Airways	Future U.S. Headquarters
Telamon Corporation	International Headquarters

VIEW ALONG 116TH STREET



**VIEW ALONG 116TH STREET AT
INTERURBAN TRAIL ENTRANCE**







WESTFIELD BLVD. - 9,239 AADT

E 116TH STREET - 20,101 AADT

PARKING GARAGE

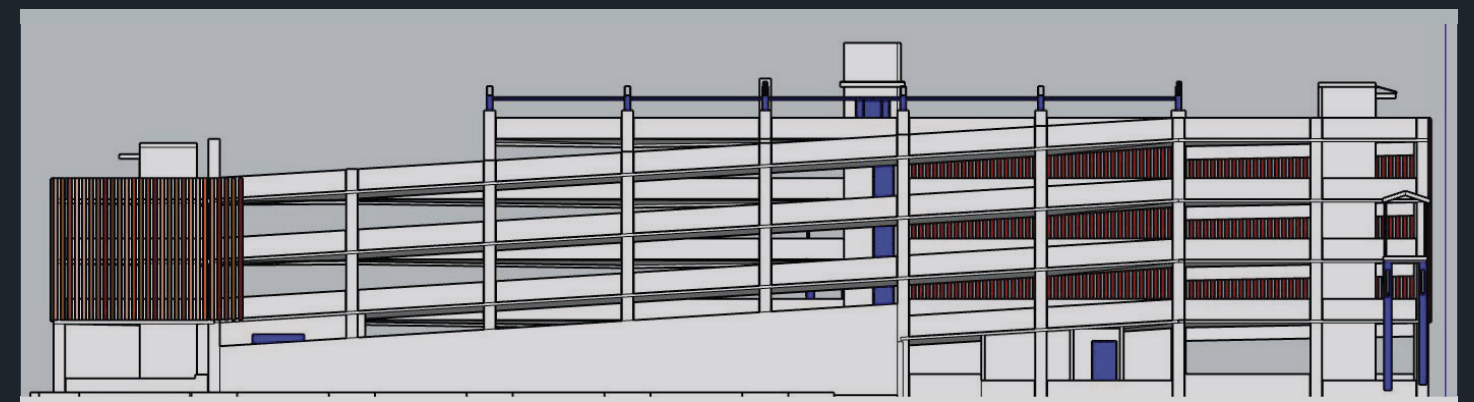


Paseo to Westfield Boulevard

5-LEVEL PARKING GARAGE IN CENTER OF PROJECT

373 GARAGE PARKING SPACES + 42 SURFACE-LEVEL PARKING SPACES + 27 PRIVATE GARAGES






RESIDENTIAL WALK RAMPS FOR EASY ACCESS

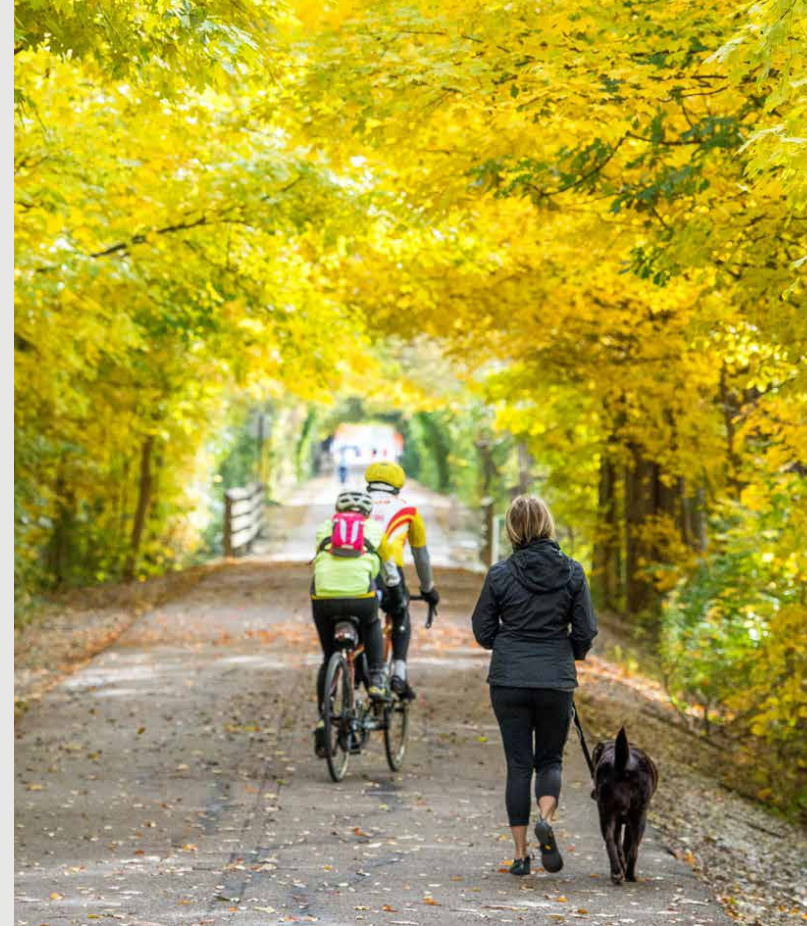


West Elevation

THE CORNER DEMOGRAPHICS

2023 DEMOGRAPHICS | SOURCE: POPSTATS

	3-MILE	5-MILE	7-MILE
 POPULATION	63,972	170,017	333,617
 MEDIAN HOME VALUE	\$421,029	\$442,973	\$392,259
 AVG HH INCOME	\$120,718	\$129,432	\$118,456
 HOUSEHOLDS	27,803	70,504	138,610
 BACHELORS DEGREE OR HIGHER	64.52%	65.39%	60.31%



LEASING PLAN

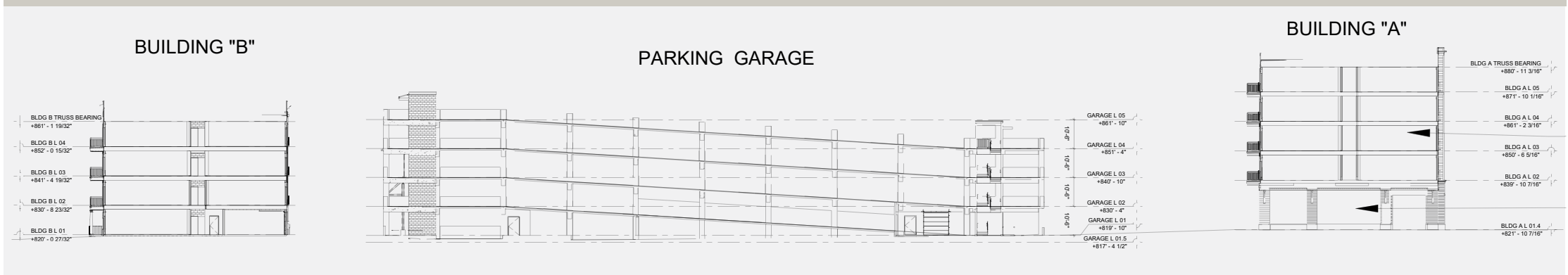
SITE DATA

RESIDENTIAL	285 UNITS
RETAIL	24,303 SF
GARAGE PARKING	
LEVEL 1	54 SPACES
LEVEL 2	87 SPACES
LEVEL 3	87 SPACES
LEVEL 4	87 SPACES
LEVEL 5	58 SPACES
SURFACE PARKING	42 SPACES
PRIVATE GARAGES	27 SPACES
TOTAL PARKING SPACES	442 SPACES
SITE ACREAGE	12.64 ACRES



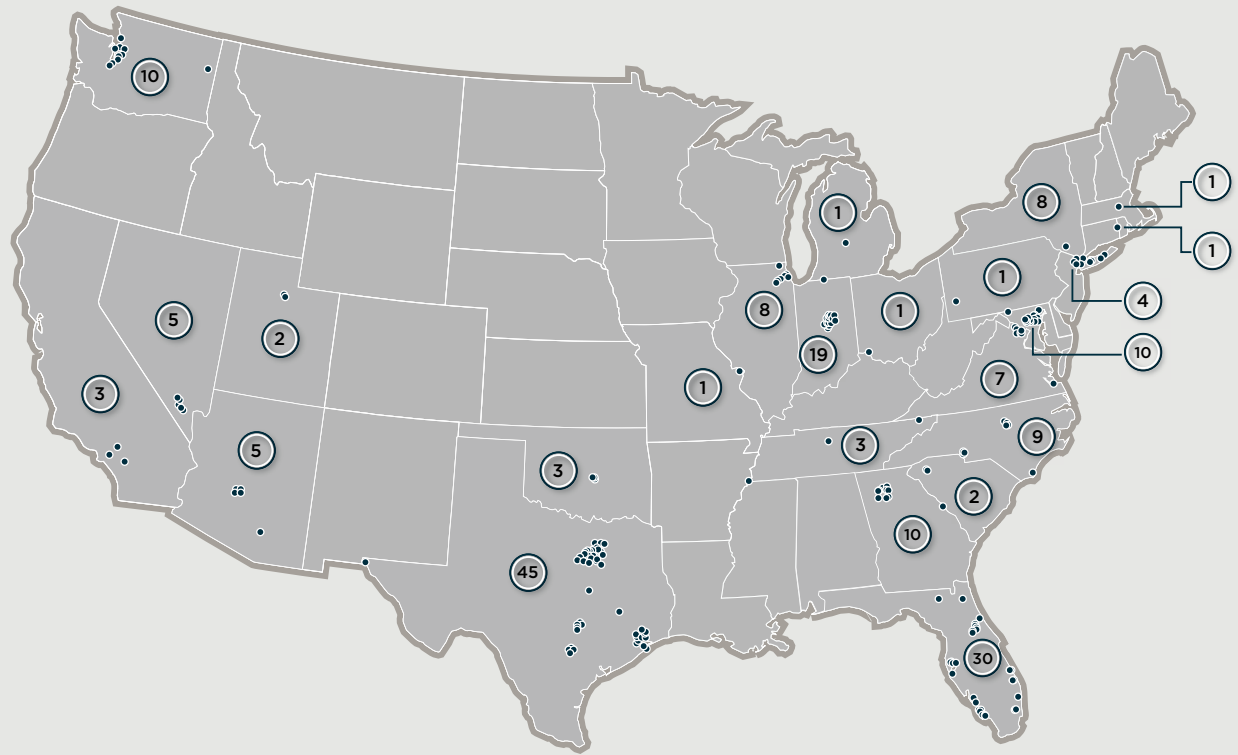
BUILDING ELEVATIONS

Cross-section viewed from the East



THE KRG TEAM

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TOP 5 SHOPPING CENTER REIT

over \$8 Billion in total enterprise value

28.3 MILLION SF

and two development and redevelopment projects currently under construction.

*Information accurate as of 9/30/2023

180 PROPERTIES

in thriving markets across the country

24 STATES

including Arizona, California, Connecticut, Florida, Georgia, Illinois, Indiana, Maryland, Massachusetts, Michigan, Missouri, Nevada, New Jersey, New York, North Carolina, Ohio, Oklahoma, Pennsylvania, South Carolina, Tennessee, Texas, Utah, Virginia, and Washington.





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