

# 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)



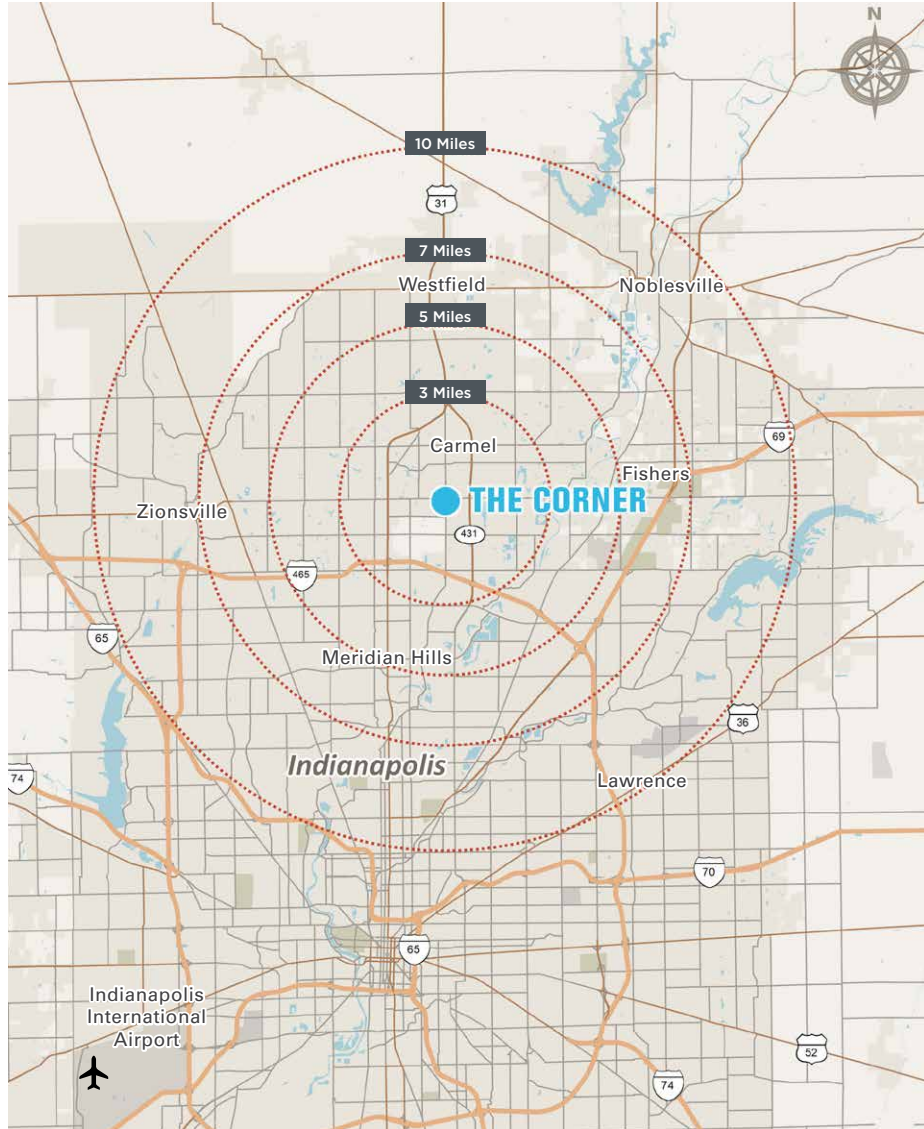
**64.52%**

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 2<sup>nd</sup> 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



## CARMEL CHRISTKINDLMARKT

1.2 MILES FROM THE CORNER



This market has a festive ambiance of an authentic German market. Guests can peruse a vast variety of over 60 merchandise huts, unique gift shops and delicious food and beverage offerings. A beautiful outdoor ice skating rink forms the center of the market.

USA Today's 10Best travel media group has named Christkindmarkt the number one Christmas Market several years in a row. It has also gained national attention and awards from Taste of Home magazine and Fox News.

The market drives customer traffic to the area from late November through Christmas Eve each year.

**412K VISITS DURING 2023 MARKET HOURS**

DATA PROVIDED BY PLACER.AI

## THE PALLADIUM

1.3 MILES FROM THE CORNER



The Center for the Performing Arts a nonprofit organization is responsible for the operation of the arts campus in Carmel, Indiana. The campus includes the Palladium, a state-of-the-art 1,500-seat concert hall; the Tarkington, a 500-seat proscenium theater; and the Studio Theater, with a capacity of 200.

The Palladium presents and hosts hundreds of events each year featuring the best in classical, jazz, pop, rock, country and comedy as well as educational programming for all ages.

**371K VISITS TO THE PALLADIUM DURING 2023**

DATA PROVIDED BY PLACER.AI



# VIEW ALONG 116TH STREET





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







**PROGRESS PHOTO | OCTOBER 2023**



**PROGRESS PHOTO | JANUARY 2024**





**PROGRESS PHOTO | OCTOBER 2023**



**PROGRESS PHOTO | JANUARY 2024**



# PARKING GARAGE

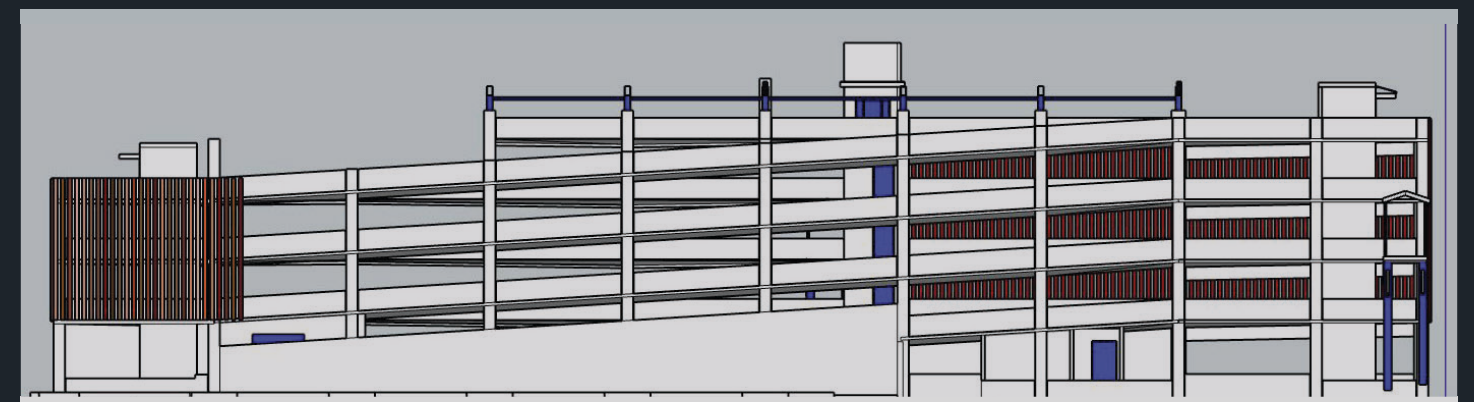


Paseo to Westfield Boulevard

## 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%

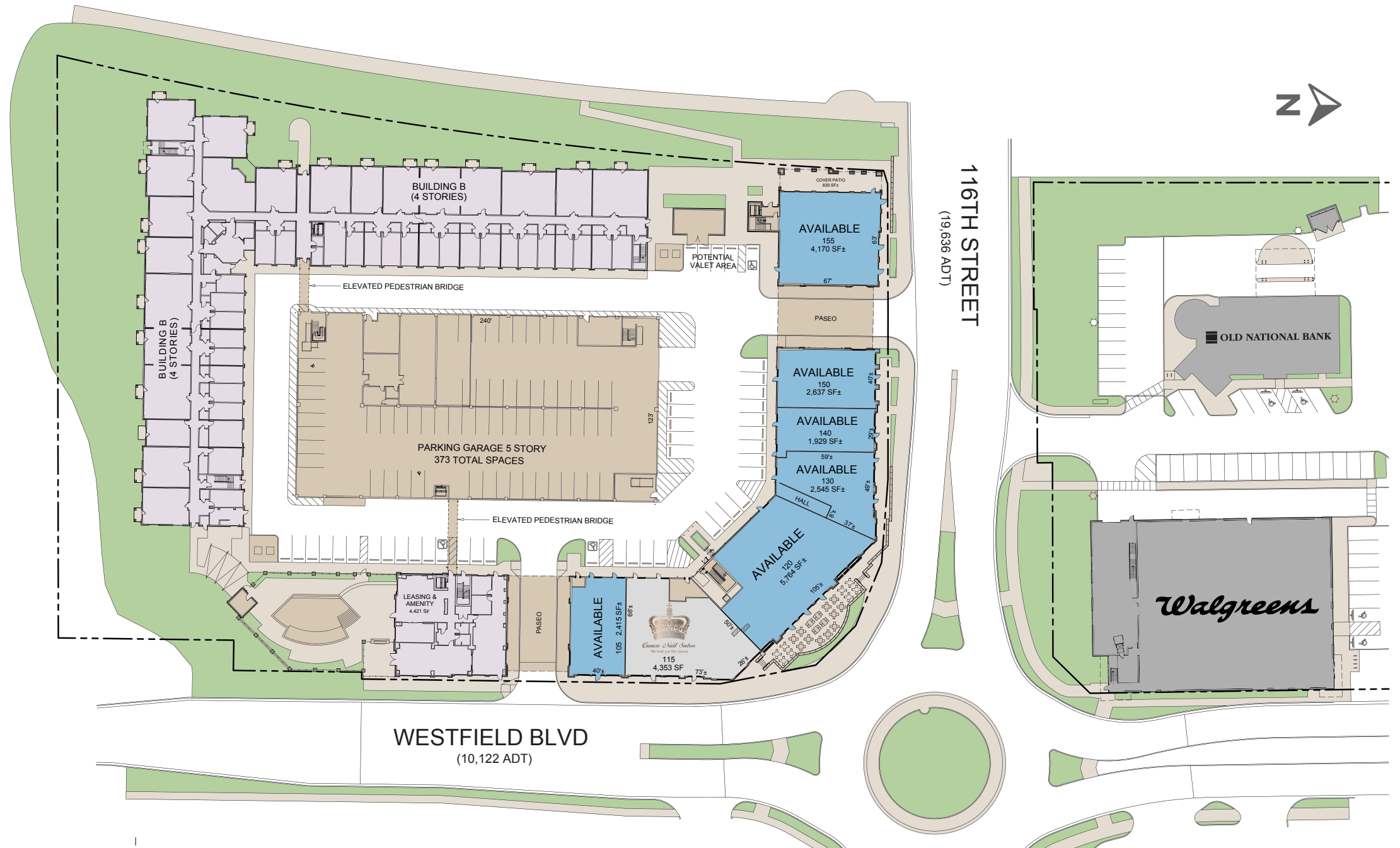




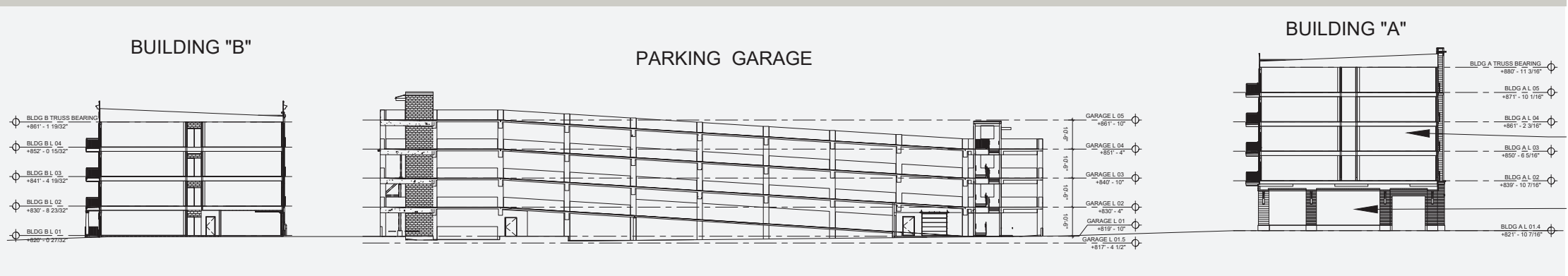
# LEASING PLAN

## 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







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**NYSE**

**888 577 5600**  
**kiterealty.com**

30 S Meridian St, Suite 1100  
Indianapolis, IN 46204

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LEASING CONTACT

**BLAKE BEAVER**

bbeaver@kiterealty.com

317 713 5640

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11600 Westfield Boulevard, Carmel, IN 46032