

Demographic Detail Report

Merchants Square

11600 N Keystone Ave, Carmel, IN 46032

Building Type: **Shopping Center**
 Center Type: **Power Center**
 Center GLA: **358,875 SF**
 Year Built: **1970**

Total Available: **72,080 SF**
 % Leased: **80.32%**
 Rent/SF/Yr: -



Radius	3 Mile	5 Mile	10 Mile
Population			
2021 Projection	66,848	168,761	612,770
2016 Estimate	61,344	155,832	572,415
2010 Census	55,850	140,718	522,589
Growth 2016 - 2021	8.97%	8.30%	7.05%
Growth 2010 - 2016	9.84%	10.74%	9.53%
2016 Population by Age			
	61,344	155,832	572,415
Age 0 - 4	3,655 5.96%	9,903 6.35%	39,199 6.85%
Age 5 - 9	3,815 6.22%	10,306 6.61%	40,532 7.08%
Age 10 - 14	4,139 6.75%	10,877 6.98%	41,278 7.21%
Age 15 - 19	4,033 6.57%	10,286 6.60%	38,357 6.70%
Age 20 - 24	3,402 5.55%	8,843 5.67%	34,879 6.09%
Age 25 - 29	3,548 5.78%	9,454 6.07%	37,112 6.48%
Age 30 - 34	4,068 6.63%	10,671 6.85%	40,448 7.07%
Age 35 - 39	3,986 6.50%	10,503 6.74%	39,650 6.93%
Age 40 - 44	4,093 6.67%	10,694 6.86%	39,697 6.94%
Age 45 - 49	4,255 6.94%	10,862 6.97%	39,155 6.84%
Age 50 - 54	4,498 7.33%	11,182 7.18%	39,711 6.94%
Age 55 - 59	4,327 7.05%	10,618 6.81%	37,643 6.58%
Age 60 - 64	3,810 6.21%	9,273 5.95%	32,174 5.62%
Age 65 - 69	3,182 5.19%	7,532 4.83%	25,117 4.39%
Age 70 - 74	2,352 3.83%	5,398 3.46%	17,639 3.08%
Age 75 - 79	1,626 2.65%	3,671 2.36%	11,914 2.08%
Age 80 - 84	1,123 1.83%	2,544 1.63%	8,137 1.42%
Age 85+	1,432 2.33%	3,214 2.06%	9,773 1.71%
Age 65+	9,715 15.84%	22,359 14.35%	72,580 12.68%
Median Age	40.00	38.60	36.80
Average Age	39.40	38.30	37.00

Demographic Detail Report

Merchants Square

11600 N Keystone Ave, Carmel, IN 46032

Radius	3 Mile		5 Mile		10 Mile	
2016 Population By Race	61,344		155,832		572,415	
White	53,290	86.87%	133,475	85.65%	426,822	74.57%
Black	2,369	3.86%	8,546	5.48%	106,112	18.54%
Am. Indian & Alaskan	111	0.18%	282	0.18%	1,640	0.29%
Asian	4,453	7.26%	10,558	6.78%	24,763	4.33%
Hawaiian & Pacific Island	26	0.04%	59	0.04%	303	0.05%
Other	1,095	1.79%	2,911	1.87%	12,774	2.23%
Population by Hispanic Origin	61,344		155,832		572,415	
Non-Hispanic Origin	58,587	95.51%	148,336	95.19%	540,364	94.40%
Hispanic Origin	2,757	4.49%	7,496	4.81%	32,051	5.60%
2016 Median Age, Male	38.60		37.30		35.50	
2016 Average Age, Male	38.10		37.10		35.80	
2016 Median Age, Female	41.40		39.90		38.00	
2016 Average Age, Female	40.60		39.50		38.10	
2016 Population by Occupation Classification	48,931		122,684		443,728	
Civilian Employed	33,607	68.68%	85,766	69.91%	306,950	69.18%
Civilian Unemployed	1,283	2.62%	2,866	2.34%	12,545	2.83%
Civilian Non-Labor Force	14,029	28.67%	33,979	27.70%	123,855	27.91%
Armed Forces	12	0.02%	73	0.06%	378	0.09%
Households by Marital Status						
Married	13,477		33,703		111,912	
Married No Children	7,389		17,763		57,821	
Married w/Children	6,088		15,939		54,091	
2016 Population by Education	45,209		112,953		405,819	
Some High School, No Diploma	1,213	2.68%	3,857	3.41%	23,614	5.82%
High School Grad (Incl Equivalency)	6,037	13.35%	13,993	12.39%	66,688	16.43%
Some College, No Degree	9,480	20.97%	23,831	21.10%	96,906	23.88%
Associate Degree	2,909	6.43%	7,336	6.49%	27,649	6.81%
Bachelor Degree	15,235	33.70%	39,138	34.65%	119,563	29.46%
Advanced Degree	10,335	22.86%	24,798	21.95%	71,399	17.59%

Demographic Detail Report

Merchants Square						
11600 N Keystone Ave, Carmel, IN 46032						
Radius	3 Mile		5 Mile		10 Mile	
2016 Population by Occupation	63,370		161,777		578,044	
Real Estate & Finance	3,662	5.78%	8,683	5.37%	28,634	4.95%
Professional & Management	23,100	36.45%	59,164	36.57%	190,546	32.96%
Public Administration	853	1.35%	2,447	1.51%	10,349	1.79%
Education & Health	7,720	12.18%	20,378	12.60%	73,857	12.78%
Services	4,078	6.44%	10,027	6.20%	42,715	7.39%
Information	910	1.44%	1,999	1.24%	7,137	1.23%
Sales	8,205	12.95%	21,272	13.15%	78,768	13.63%
Transportation	167	0.26%	415	0.26%	3,177	0.55%
Retail	3,388	5.35%	9,173	5.67%	33,711	5.83%
Wholesale	1,287	2.03%	3,269	2.02%	10,521	1.82%
Manufacturing	4,058	6.40%	10,694	6.61%	35,405	6.12%
Production	1,929	3.04%	4,586	2.83%	23,928	4.14%
Construction	1,327	2.09%	2,812	1.74%	12,187	2.11%
Utilities	1,116	1.76%	2,716	1.68%	12,085	2.09%
Agriculture & Mining	109	0.17%	415	0.26%	1,134	0.20%
Farming, Fishing, Forestry	33	0.05%	78	0.05%	327	0.06%
Other Services	1,428	2.25%	3,649	2.26%	13,563	2.35%
2016 Worker Travel Time to Job	31,588		80,921		291,690	
<30 Minutes	20,022	63.38%	53,650	66.30%	189,605	65.00%
30-60 Minutes	10,471	33.15%	24,225	29.94%	90,101	30.89%
60+ Minutes	1,095	3.47%	3,046	3.76%	11,984	4.11%
2010 Households by HH Size	23,055		58,129		209,249	
1-Person Households	6,832	29.63%	17,565	30.22%	60,371	28.85%
2-Person Households	7,768	33.69%	19,427	33.42%	67,868	32.43%
3-Person Households	3,394	14.72%	8,369	14.40%	32,775	15.66%
4-Person Households	3,226	13.99%	7,954	13.68%	28,997	13.86%
5-Person Households	1,324	5.74%	3,377	5.81%	12,933	6.18%
6-Person Households	360	1.56%	1,005	1.73%	4,249	2.03%
7 or more Person Households	151	0.65%	432	0.74%	2,056	0.98%
2016 Average Household Size	2.40		2.40		2.50	
Households						
2021 Projection	27,789		69,243		243,786	
2016 Estimate	25,495		64,112		228,244	
2010 Census	23,054		58,129		209,249	
Growth 2016 - 2021	9.00%		8.00%		6.81%	
Growth 2010 - 2016	10.59%		10.29%		9.08%	

Demographic Detail Report

Merchants Square						
11600 N Keystone Ave, Carmel, IN 46032						
Radius	3 Mile		5 Mile		10 Mile	
2016 Households by HH Income	25,493		64,113		228,244	
<\$25,000	3,055	11.98%	7,483	11.67%	37,988	16.64%
\$25,000 - \$50,000	4,020	15.77%	11,264	17.57%	47,341	20.74%
\$50,000 - \$75,000	4,174	16.37%	10,036	15.65%	38,266	16.77%
\$75,000 - \$100,000	3,797	14.89%	9,303	14.51%	30,965	13.57%
\$100,000 - \$125,000	2,843	11.15%	6,666	10.40%	21,126	9.26%
\$125,000 - \$150,000	2,364	9.27%	5,644	8.80%	16,382	7.18%
\$150,000 - \$200,000	2,173	8.52%	5,555	8.66%	16,286	7.14%
\$200,000+	3,067	12.03%	8,162	12.73%	19,890	8.71%
2016 Avg Household Income	\$108,160		\$109,006		\$92,112	
2016 Med Household Income	\$84,859		\$83,797		\$68,035	
2016 Occupied Housing	25,494		64,112		228,243	
Owner Occupied	16,723	65.60%	43,051	67.15%	152,880	66.98%
Renter Occupied	8,771	34.40%	21,061	32.85%	75,363	33.02%
2010 Housing Units	26,478		66,988		240,734	
1 Unit	18,012	68.03%	46,344	69.18%	174,906	72.66%
2 - 4 Units	1,585	5.99%	4,338	6.48%	15,640	6.50%
5 - 19 Units	4,758	17.97%	12,055	18.00%	36,386	15.11%
20+ Units	2,123	8.02%	4,251	6.35%	13,802	5.73%
2016 Housing Value	16,722		43,051		152,880	
<\$100,000	1,059	6.33%	2,695	6.26%	20,625	13.49%
\$100,000 - \$200,000	4,620	27.63%	12,614	29.30%	58,477	38.25%
\$200,000 - \$300,000	5,621	33.61%	12,085	28.07%	32,965	21.56%
\$300,000 - \$400,000	3,122	18.67%	7,003	16.27%	19,382	12.68%
\$400,000 - \$500,000	1,168	6.98%	3,414	7.93%	8,712	5.70%
\$500,000 - \$1,000,000	1,041	6.23%	4,546	10.56%	10,737	7.02%
\$1,000,000+	91	0.54%	694	1.61%	1,982	1.30%
2016 Median Home Value	\$247,713		\$251,439		\$195,447	
2016 Housing Units by Yr Built	26,532		67,382		243,877	
Built 2010+	1,977	7.45%	5,256	7.80%	17,800	7.30%
Built 2000 - 2010	3,981	15.00%	11,873	17.62%	41,780	17.13%
Built 1990 - 1999	5,402	20.36%	15,672	23.26%	47,432	19.45%
Built 1980 - 1989	4,749	17.90%	13,117	19.47%	34,488	14.14%
Built 1970 - 1979	5,320	20.05%	10,486	15.56%	31,690	12.99%
Built 1960 - 1969	2,698	10.17%	5,452	8.09%	23,762	9.74%
Built 1950 - 1959	1,738	6.55%	3,841	5.70%	21,696	8.90%
Built <1949	667	2.51%	1,685	2.50%	25,229	10.34%
2016 Median Year Built	1985		1988		1985	