FOR LEASE, SALE OR BTS

NEC 146th St & Promise Rd

11170 E 146th Street/Noblesville

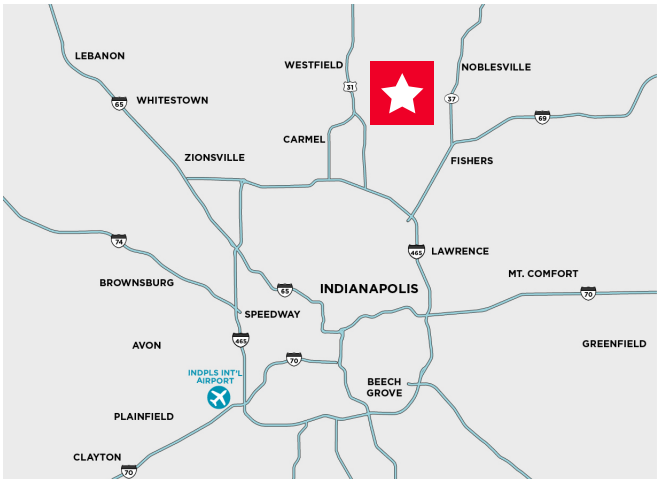
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HIGH-PROFILE CORNER

PROPERTY HIGHLIGHTS

- Join the amazing Leo's Market
- 3.6AC fronting 146th Street
- 2.14AC fronting Promise Road
- Signalized access
- Surrounded by new commercial and residential development
- Located between Noblesville and Carmel/ Westfield on high-traffic corridor
- All utilities available
- Parcels zoned for commercial use
- Located across the street from the planned SMC expansion and the new headquarters for Bastian Solutions



Contact

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Aerial

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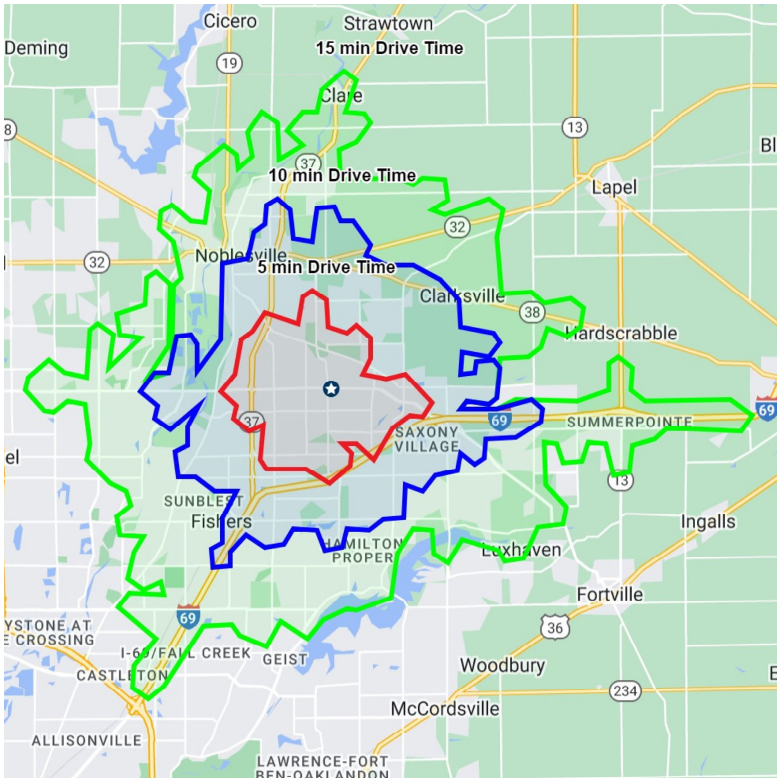


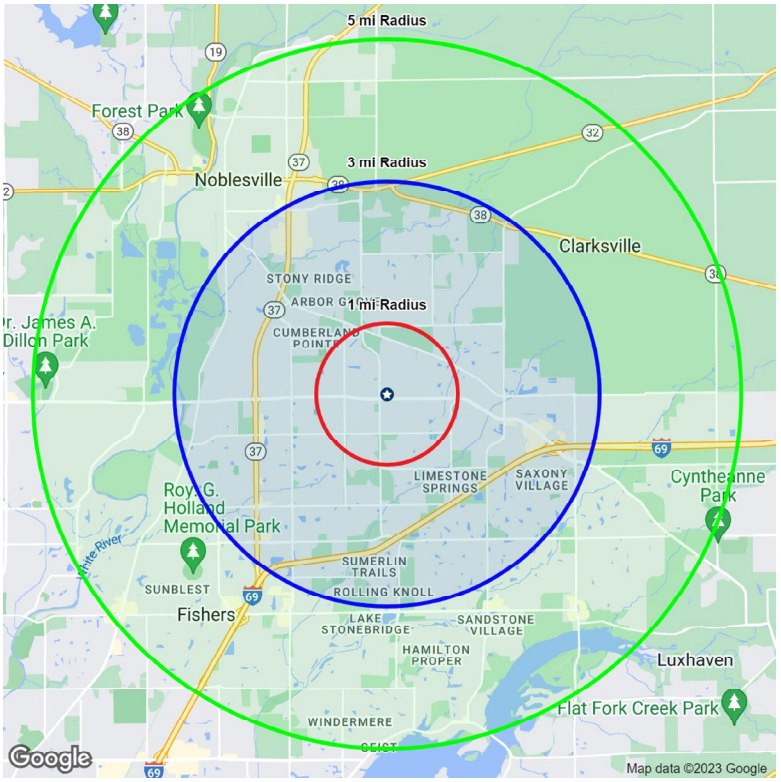
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15-MINUTE DRIVETIME DEMOGRAPHICS

Population	**163,861**
Avg Household Income	**$149,225**
Projected Annual Growth	**1.4%**
Median Home Value	**$322,990**

5-MILE RADIUS DEMOGRAPHICS

Population	**138,343**
Avg Household Income	**$151,689**
Projected Annual Growth	**1.5%**
Median Home Value	**$320,904**

Why Noblesville?

HIGHLIGHTS

- Ranked as the 4th Best Suburb to Live in Near a Large City by Smart Asset
- AA Bond Rating by S&P
- Life Sciences, Health Technologies and Advanced Manufacturing are growing in the community
- Home to the Innovation Mile-close to 600 acres of a live, work, play, engage, and learn community

AMENITIES

- Future home to the Indiana Pacers G-League franchise
- 5th Largest Outdoor Music Venue in the Midwest
- 100+ miles of walking and biking trails
- Recreational waterways: The only city in Hamilton County where the White River flows directly









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