

# For Sale: Prime Development Ground The Promenade of Noblesville

NEC State Road 32 & Little Chicago Road / Noblesville, IN



## Property Highlights

- Outlots and larger parcels available for sale
- Excellent visibility along State Road 32
- Approximately 1,500 feet of frontage along State Road 32
- High combined traffic count of 27,950 VPD
- Surrounded by high income neighborhoods with strong growth
- Great opportunity to establish your business along the main east west corridor linking Noblesville and Westfield
- Become a part of the exploding growth along State Road 32
- All utilities available
- Serves the surrounding communities of Westfield, Cicero and Morse Lake

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## Highlights

- Multiple access points along State Road 32 and Little Chicago Road
- Located at the NEC of State Road 32 & Little Chicago Road the main east-west and north-south corridors linking Noblesville to Westfield and to Indianapolis
- All utilities and off-site water retention included
- Mixed use development will include single and multi-family housing and the new Hamilton County Public Library

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## Drivetime Demographics

	5 Minute	10 Minute	15 Minute
Population	36,409	129,940	267,548
Average Household Income	\$98,308	\$115,201	\$113,425
Daytime Population (Age 16+)	21,412	72,751	201,047

2017 estimates. Source: Applied Geographic Solutions 10/2017, TIGER Geography

## Traffic Counts

State Road 32	18,031 AADT
Little Chicago Road	9,919 AADT

2016 AADT. Source: Indiana Department of Transportation