

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

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 rentention 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 |

Traffic Counts

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

2016 AADT. Source: Indiana Department of Transportation

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