

# Noblesville Plaza

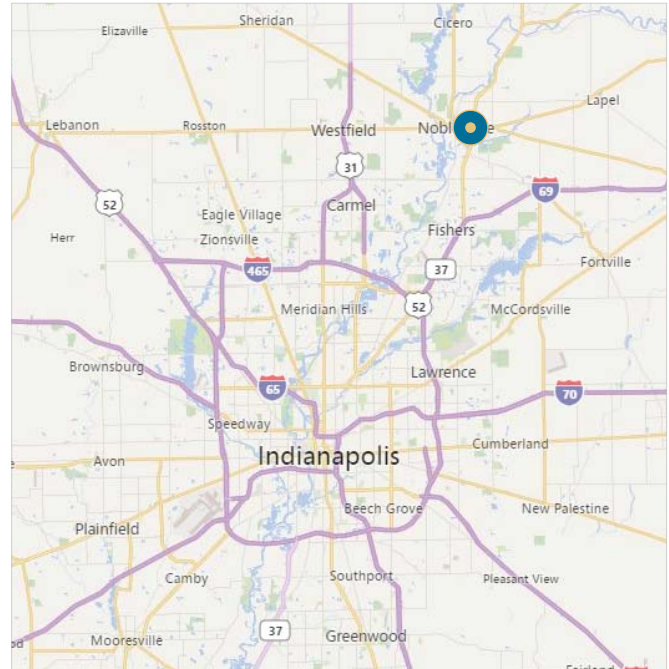
## For Sale or Lease

2340-2350 Conner St, Noblesville, IN 46060



### PROPERTY OVERVIEW

- 31,000 sf shopping center located at SR 32 and Cumberland Road in Noblesville
- **2,000 SF – 12,000 SF coming available for lease (see attached site plan for details)**
- Available for Sale or Lease; call for details
- Rare opportunity to purchase in Noblesville market
- Multiple points of access on State Road 32
- Monument signage available
- 251 parking spaces



### DEMOGRAPHICS

| 2024            | 1-Mile   | 3-Mile    | 5-Mile    |
|-----------------|----------|-----------|-----------|
| Est. Population | 7,730    | 40,841    | 100,874   |
| Avg. HH Income  | \$76,276 | \$104,615 | \$116,740 |
| Est. Households | 3,122    | 14,887    | 36,559    |

### TRAFFIC COUNTS

|                |            |
|----------------|------------|
| State Road 37: | 34,638 ADT |
| Conner St:     | 19,966 ADT |

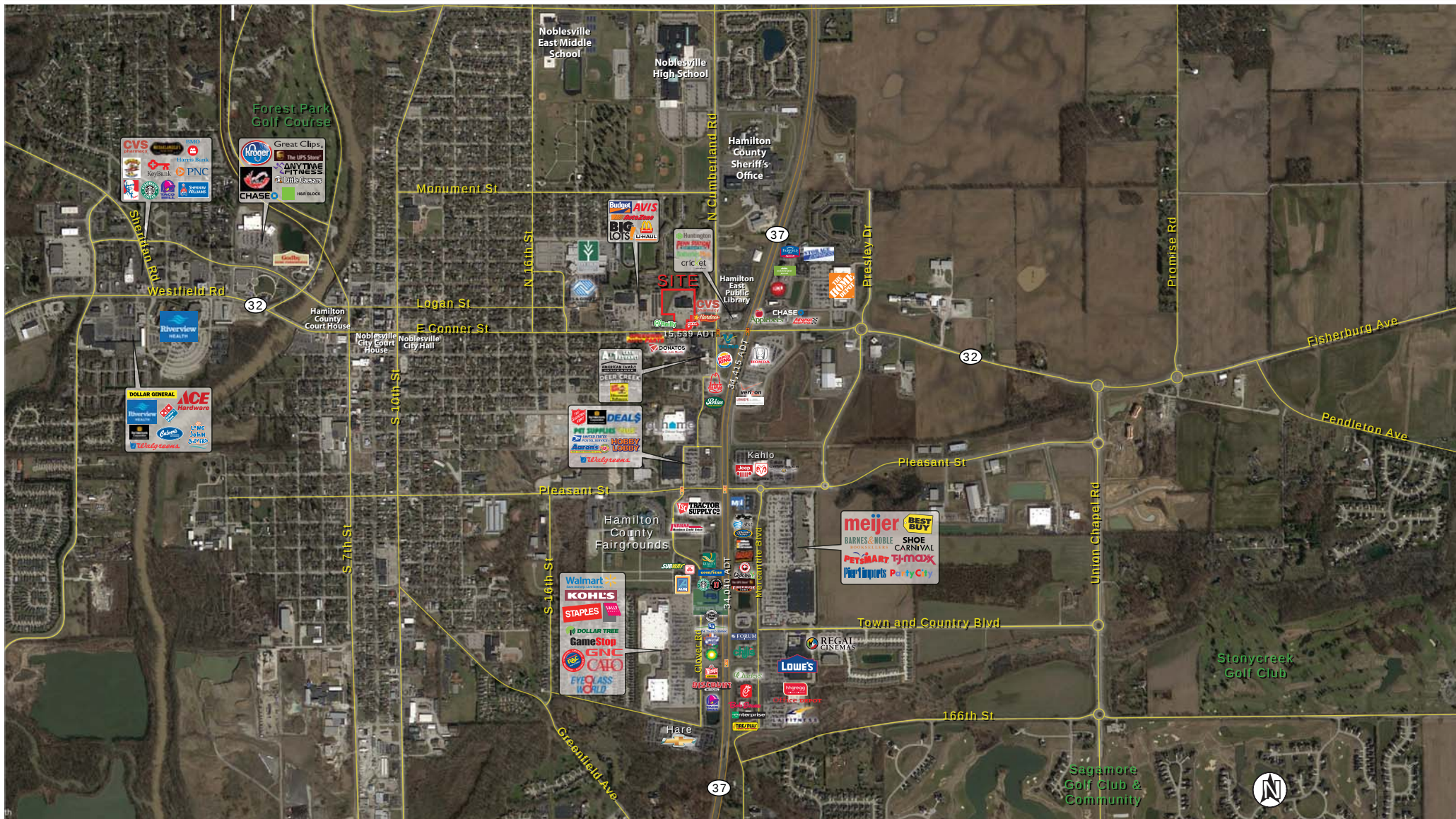
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## Site Plan

### TENANT ROSTER

| Tenant                                                       | SF     |
|--------------------------------------------------------------|--------|
| Forged Kinetics<br>(coming available July 2024)              | 5,000  |
| Total Tan                                                    | 4,778  |
| Hope Bible Church (coming<br>available September 2024)       | 12,000 |
| Pink Slipper Dance Studio<br>(coming available January 2028) | 8,000  |
| Bare Arms (coming available<br>December 2024)                | 2,080  |
| Total GLA                                                    | 31,858 |



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