

INVESTMENT OPPORTUNITY: VERSATILE FLEX PROPERTY

16548 Summer Road and East 166st Street | Noblesville, IN 46060



Two Parcels with Four Structures and Mixed-Uses

Property Gross Sq. Ft.:	~15,950 SF
Warehouse Size:	~6,000 SF
Land:	3.66 Acres (2 parcels)
Zoning:	A2-(S) - Ag Subdivision
List Price:	Subject to Offer

Details:

A unique investment property that combines office spaces, flex industrial units, and self-storage solutions in one dynamic location. This versatile asset is ideal for investors seeking a property with multiple revenue streams, adaptability to market conditions, and broad tenant appeal. The property also lends itself to a new development opportunity (mixed-use, townhomes, multifamily, neighborhood indoor/outdoor brewery – bring your creative developer idea to Summer Rd.)

The office space is modern, customizable, and designed to cater to a range of professional needs. Perfect for startups, small businesses, remote work, and established enterprises looking for a contemporary work environment.

Future uses (change or expansion) may be subject to city/county approval.

[VIEW PROPERTY ONLINE](#)

[VIEW PROPERTY VIDEO](#)

NAI Cressy

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3502 Woodview Trace, Suite 250, Indianapolis, IN 46268

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EXTERIOR PHOTOS

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INTERIOR PHOTOS

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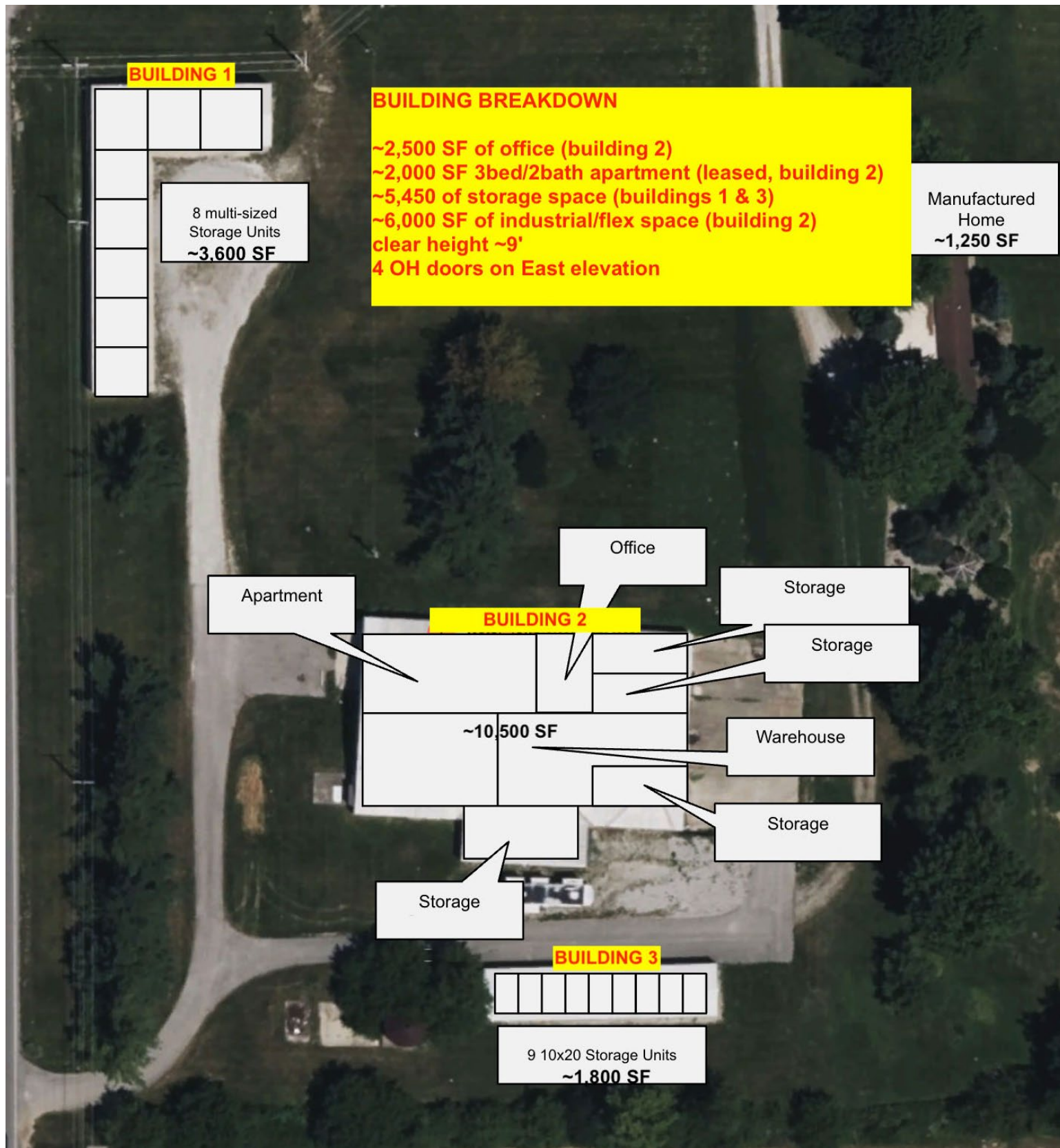
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PROPERTY LAYOUT

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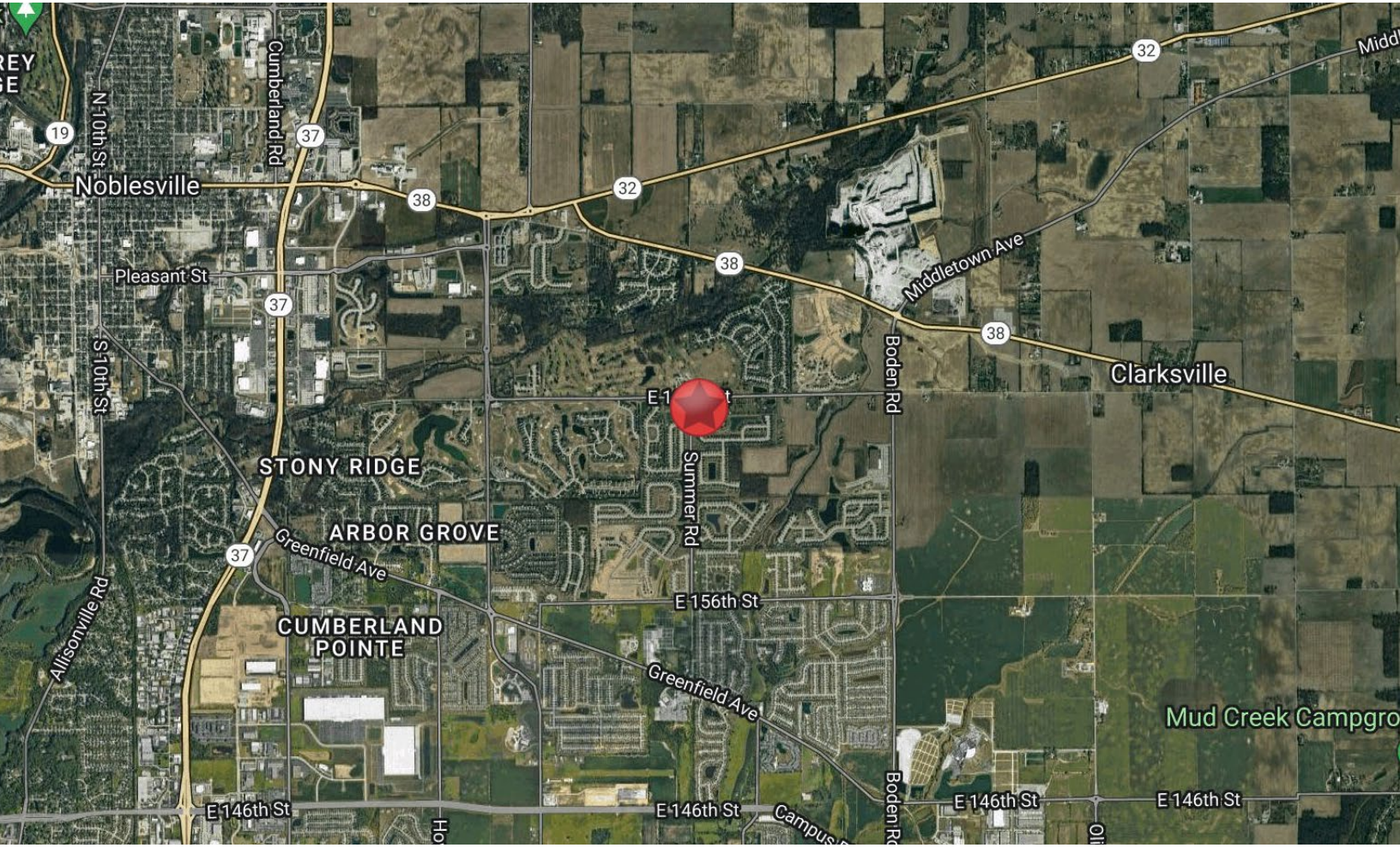
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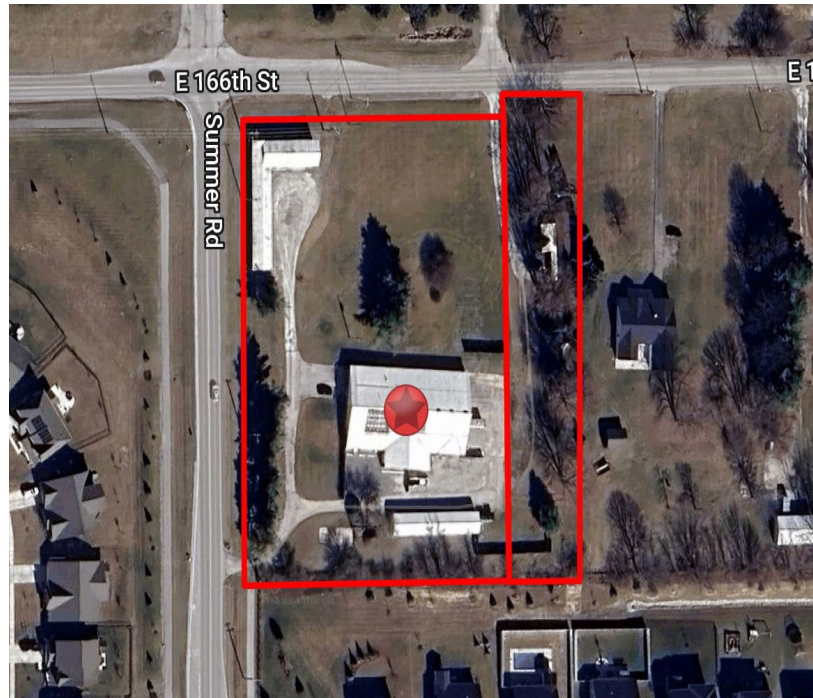
LOCATION OVERVIEW

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- Property is located in Hamilton County but surrounded by City of Noblesville land with utilities at 166th Street.
- Located in a rapidly developing area with strong economic growth.
- Easy access to HWY 37 & 38 and less than 5 miles to I-69.
- Situated by Interstates 69 and 465 transportation is within a day's drive of 80 percent of the US population, and updated interchanges and secondary roads would not delay reaching your destination.
- The building is minutes from Indianapolis Metropolitan Airport, a popular choice for corporate travel.



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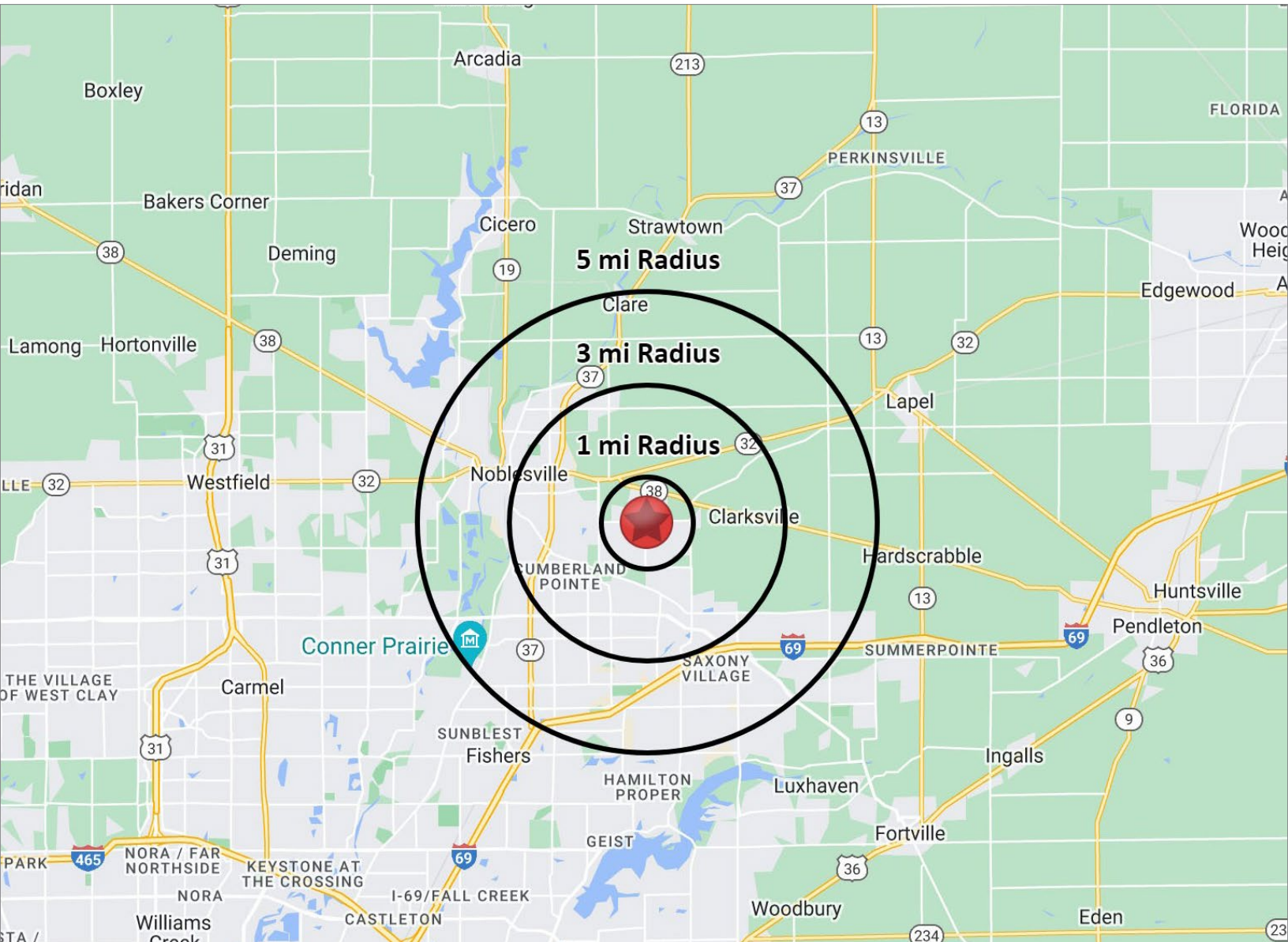
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2024 DEMOGRAPHICS

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POPULATION

1 MILE	4,557
3 MILE	37,837
5 MILE	102,478



NUMBER OF HOUSEHOLDS

1 MILE	1,655
3 MILE	14,047
5 MILE	37,977



AVERAGE HOUSEHOLD INCOME

1 MILE	\$178,199
3 MILE	\$128,293
5 MILE	\$141,654



MEDIAN HOME VALUE

1 MILE	\$420,222
3 MILE	\$338,486
5 MILE	\$343,900



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