

FEDERAL HILL

242 WESTFIELD ROAD, NOBLESVILLE, IN



Shovel Ready Office Pad
Available now



CBRE

PROPERTY INFORMATION

- Surface lot and 300 space parking garage for shared parking
- PUD available upon request
- Utilities to the ground
- Office is a permitted use
- Max height of 75'
- No front yard setback requirements
- Minimum of 2 story and Max of 6

DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Population	7,626	39,930	116,913
Households	3,283	15,432	43,164
Household Income	\$101,622	\$129,050	\$145,472
Daytime Population	10,193	37,931	91,793

TRAFFIC COUNT	VPD
US 32	25,162
US 38	10,458



THE LOCATION



SITE

**MULTI-FAMILY
& PARKING
GARAGE**

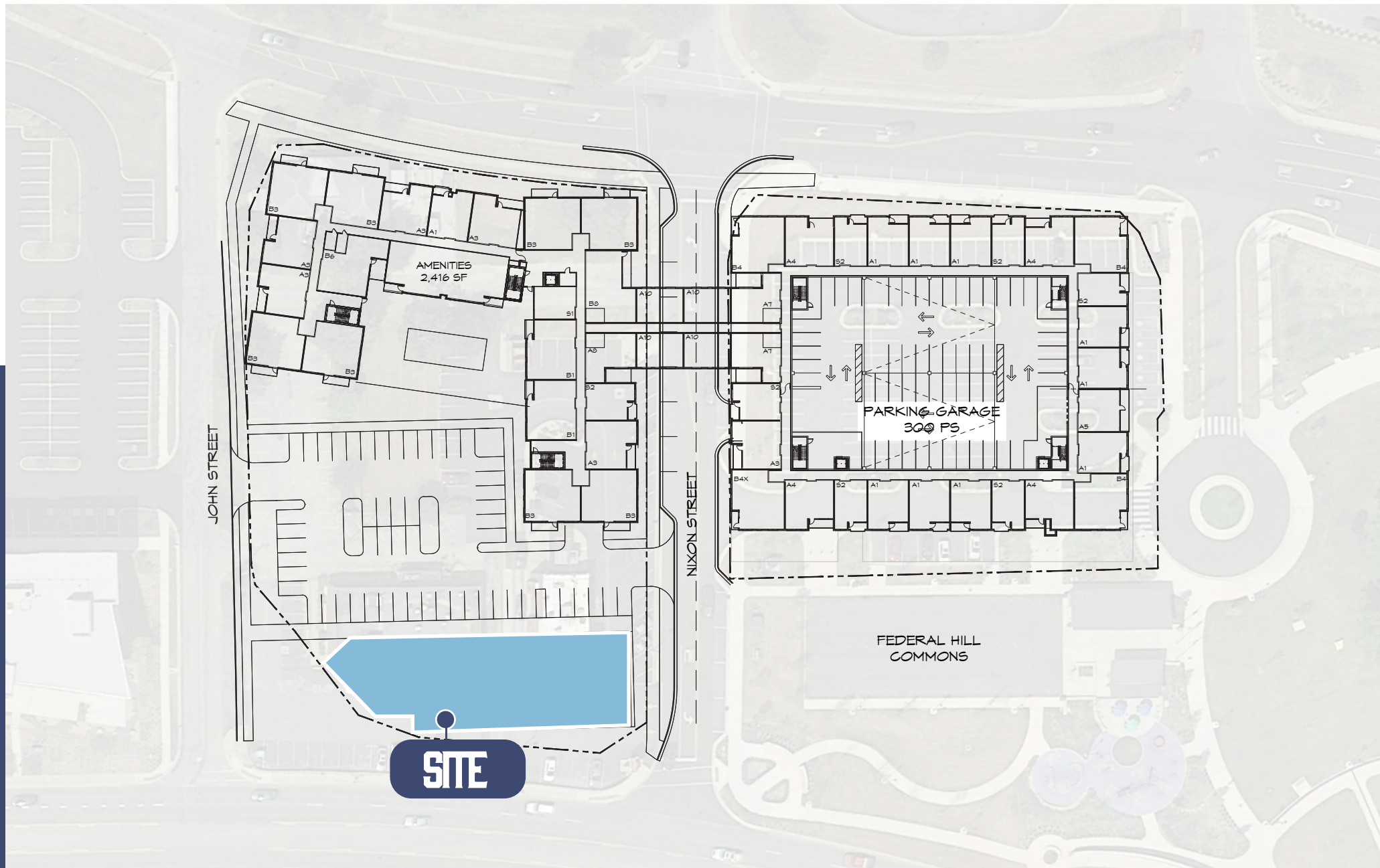
MARKET PLAZA

AMPHITHEATER

**FIRST FLOOR
RETAIL**

OPEN SPACE

SITE PLAN



Over \$1BILLION in development

Nearly 1,100 new jobs

Over 5,850 new residential units

Nearly 3.6 MILLION SF new commercial space

70,926 current population

33.9% estimated population growth since 2010

\$85,315 median household income

100+ Miles - Walking & Biking Trails

780+ Hotel Rooms

33.9% estimated population growth since 2010

5th LARGEST - Outdoor Music Venue in Midwest

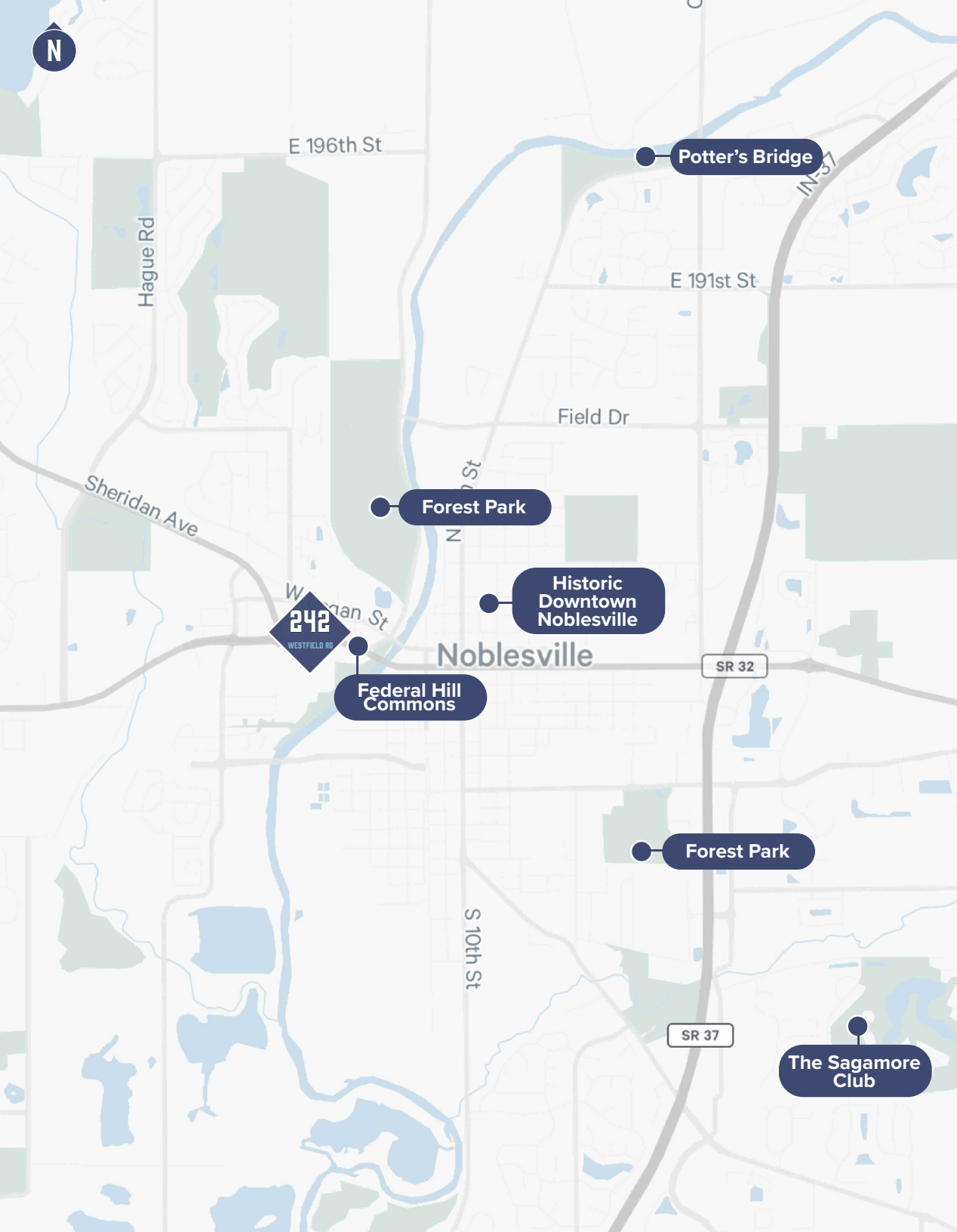
MAIN ST ORG - Nationally Accredited

4th BEST - Suburb to Live in Near a Large City

10th LARGEST - Growing City in Indiana



STATS



THE COMMUNITY

RESTAURANTS

- 9th Street Bistro
- Alexander's on the Square
- BRU Burger
- Debbie's Daughters Bakery & Café
- Erika's Place
- Greek's Pizzeria
- Grindstone Public House
- Maria's Mexican
- Matteo's Ristorante Italiano
- Michelangelo's Italian Bistro
- Mochi Joy Donuts
- Noble Coffee & Tea Company
- Paradise Shaved Ice & Ice Cream
- Primeval Brewing
- Rosie's Place
- Syd's Fine Food & Spirits
- Texy Mexy
- The Next of Noblesville
- Wok & Roll Chinese
- Uptown Café
- Culver's
- Domino's Pizza
- KFC
- Little Caesars Pizza
- Pizza Hut
- Starbucks
- Subway
- Taco Bell
- Wendy's
- Wing's Etc.

SHOPS, SPOTS & SERVICES

- Boutique 131
- Bowl 32
- Dancin' Place
- Expressions Gift Shop
- Federal Hill Commons
- Park & Ice Plaza
- Godby Furniture
- Hamilton County Gov't Buildings
- Indiana Kitchen Company
- Little Petal Farm Florist
- Mill Top Banquet & Conference Center
- Moonshot Toys
- Nickel Plate Arts
- Noblesville Riverwalk & Depot
- Noblesville Schools
- Noblesville Square Animal Clinic
- Persimmon Ave Home Goods
- The Brick Comedy Club
- The Green Room @ Federal Hill Commons
- The Mix Marketplace
- The Velvet Plum Vintage
- Ace Hardware
- Anytime Fitness
- BMO Harris Bank
- Chase Bank
- CVS
- Dollar General
- Kroger
- PNC Bank
- Riverview Health
- Walgreens



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