



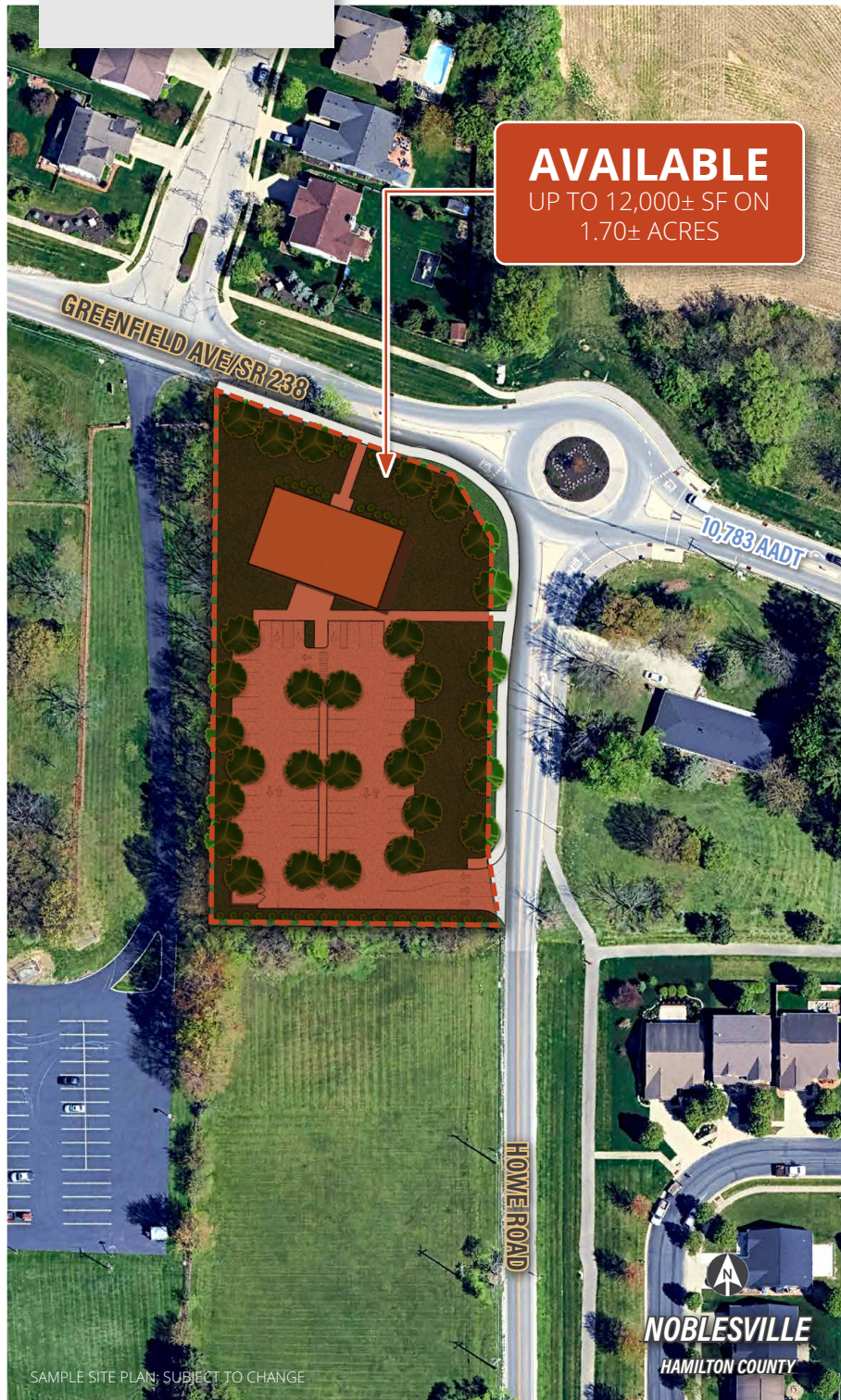
**RELIANT**  
PARTNERS

# AVAILABLE BUILD-TO-SUIT LAND SITE

## UP TO 12,000± SF PROFESSIONAL BUILDING ON 1.7± ACRES

10533 SR 238 // Noblesville, IN 46060 // Hamilton County

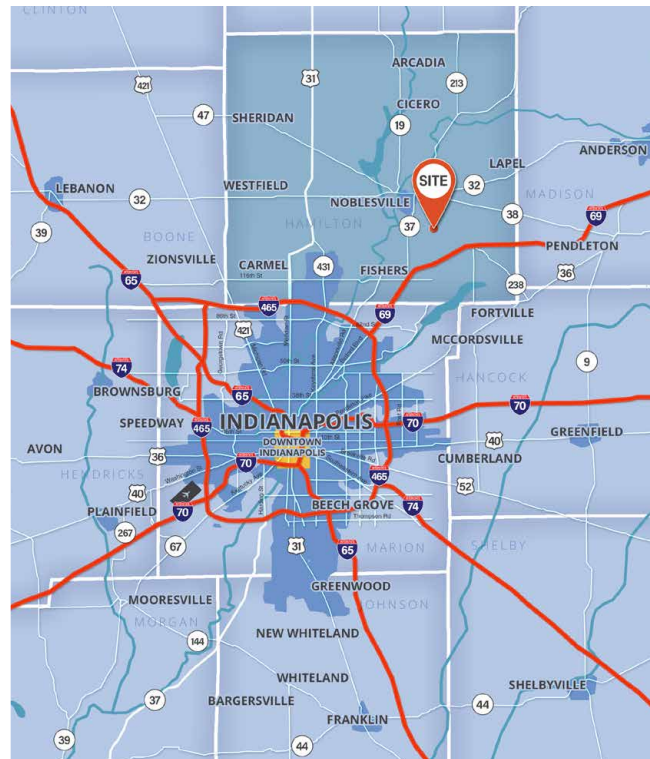
FOR LEASE OR SALE



**AVAILABLE**  
UP TO 12,000± SF ON  
1.70± ACRES



SAMPLE BUILDING DESIGN; SUBJECT TO CHANGE



5 MILE 2025 POPULATION  
**132,925**

ADJ. DAYTIME DEMOS 16+  
**73,920**

5 MILE 2025 AVG HH INCOME  
**\$149,953**

AVG FAMILY INCOME  
**\$174,631**

5 MILE 2025 HOUSEHOLDS  
**49,702**

PROJ ANNUAL GROWTH (2025-2030)  
**0.8%**

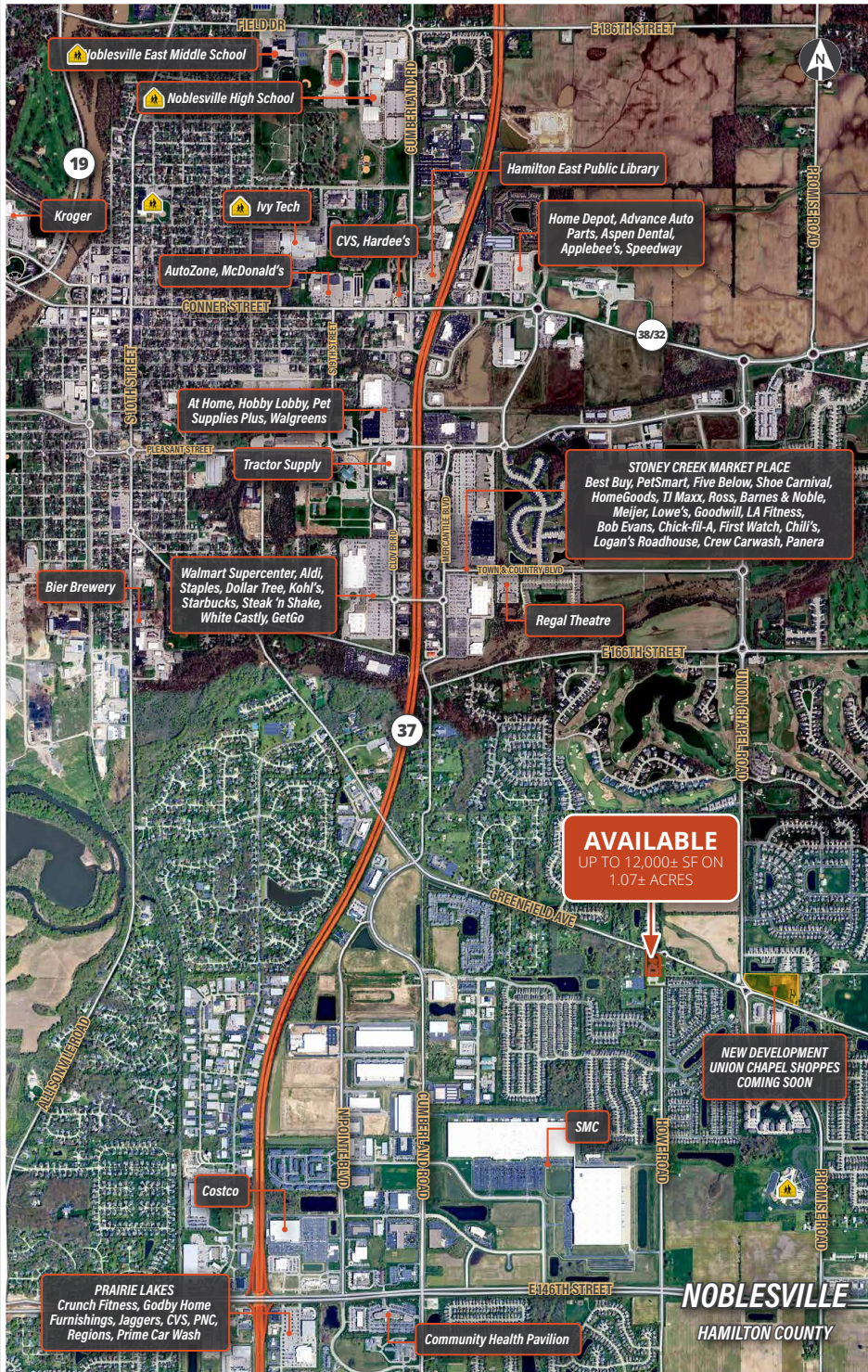
COMMERCIAL REAL ESTATE



# AVAILABLE BUILD-TO-SUIT LAND SITE UP TO 12,000± SF PROFESSIONAL BUILDING ON 1.70± ACRES

SWC of Howe Road & Greenfield Ave (SR 238) // 10533 SR 238 // Noblesville, IN 46060 // Hamilton County

**FOR LEASE OR SALE**



## PROPERTY FEATURES:

- **FOR LEASE OR BUILD-TO-SUIT:**  
Up to 12,000± SF proposed professional building on 1.70± Acres
- Zoned CCPD (Corporate Campus Planned District) uses to include Child Care, Healthcare, Office, Vet, etc.)
- Land site available that can be designed to suit new tenant(s)
- Excellent southeast Noblesville location in the SWC of Howe Road & Greenfield Ave (SR 238)
- Over 320' of frontage on the west side of Howe Road and 219' on the south side of Greenfield Ave (SR 238)
- Located in community focused side corridor with retail trade just west of site on SR 37 and new retail shops (Union Chapel Shoppes) east of site at the NEC of Greenfield Ave (SR 238) and Union Chapel Road
- Less than 10 minutes to the I-69 exit and Hamilton Town Center Simon Mall
- Site located 6 minutes (2.4 miles) to E 146th Street Corporate Campus Corridor.
- Above average demographics and in the fastest growing county in Indiana
- Noblesville is ranked...
  - » #4 Best Suburb to Live in Near Large City
  - » #5 Best Suburb for Young Professionals
  - » #9 Best Suburbs to Live in Indiana
  - » #10 Best Suburbs to Raise a Family in Indiana
- Hamilton County is...
  - » #1 Best County to Live in Indiana
  - » #1 Best County for Families in Indiana
  - » #1 County with Best Public Schools in Indiana
  - » #5 Best County to live in America

**SCOTT LINDENBERG CCIM // 317.449.9697 // [scott@reliantpartners.us](mailto:scott@reliantpartners.us)**

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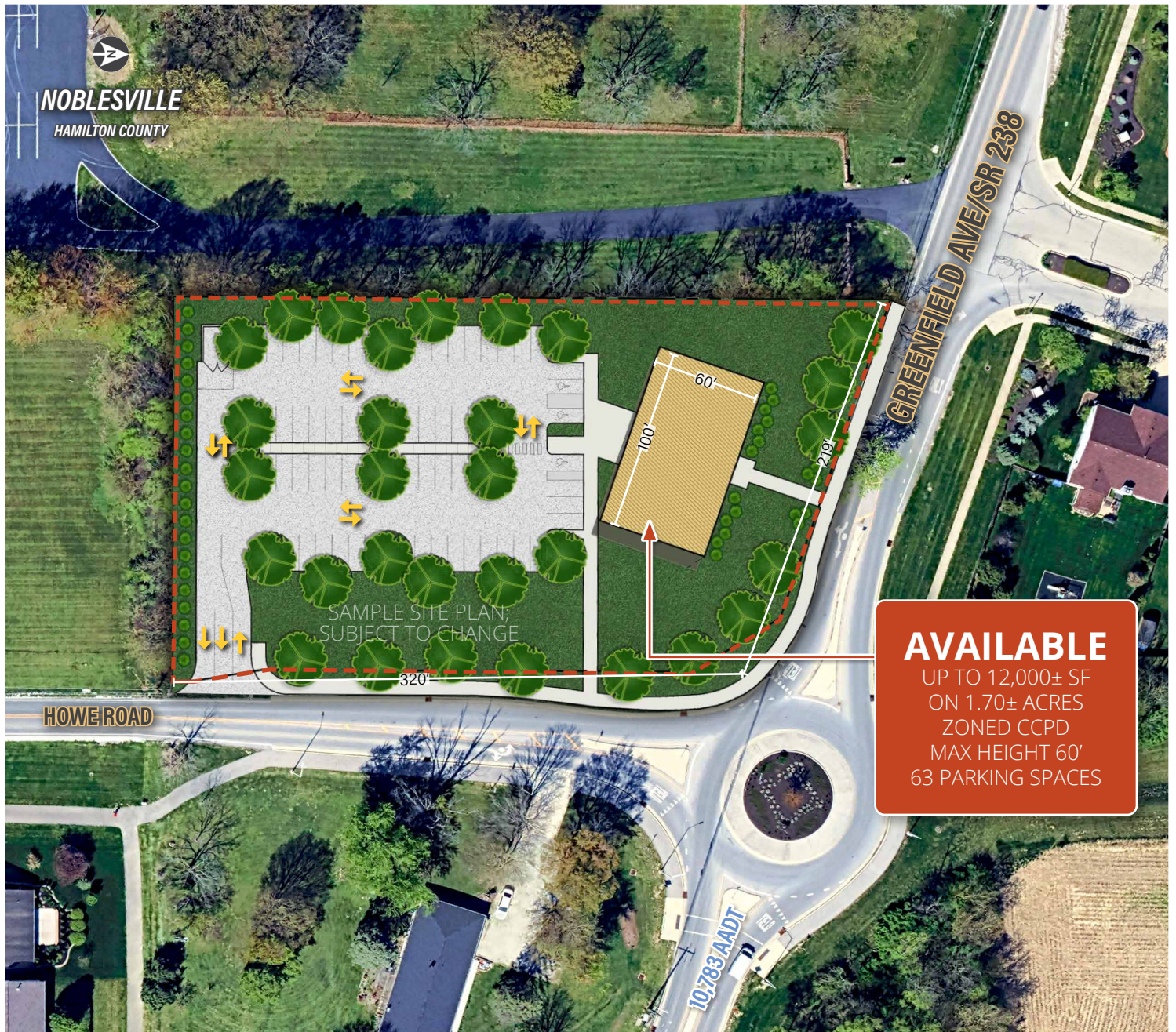


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FOR LEASE OR SALE

SAMPLE SITE PLAN/AERIAL:



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