

Call or Email Bobby at **317-564-7158** **bobbyb@g2reg.com**

Entertainment, Food, & Performing Arts Complex

639 Conner St., Noblesville, Indiana

Vivid Past. Vibrant Future

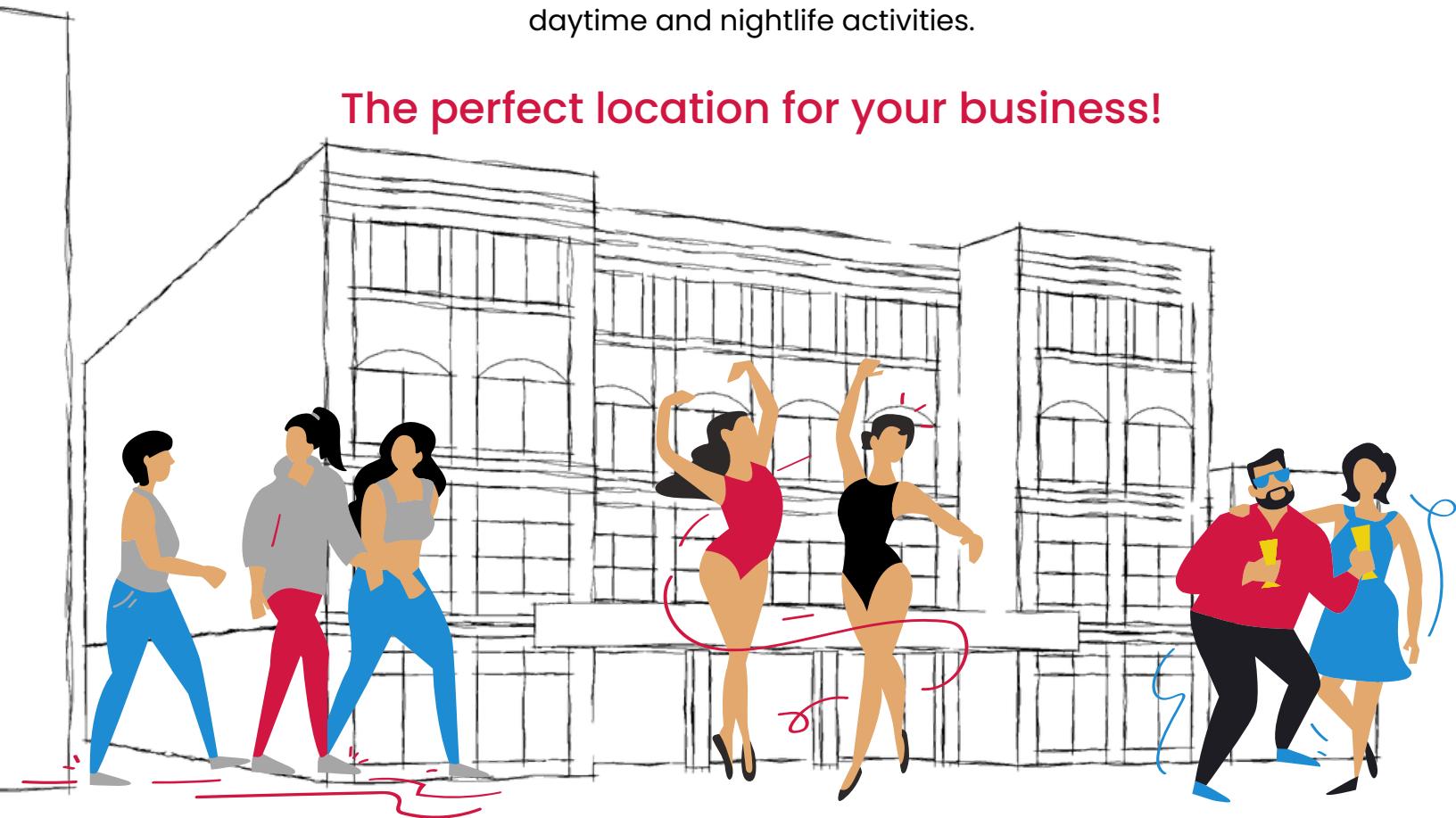


A hub for great eats, entertainment, shopping, and community, unlike anything else in Noblesville, IN.

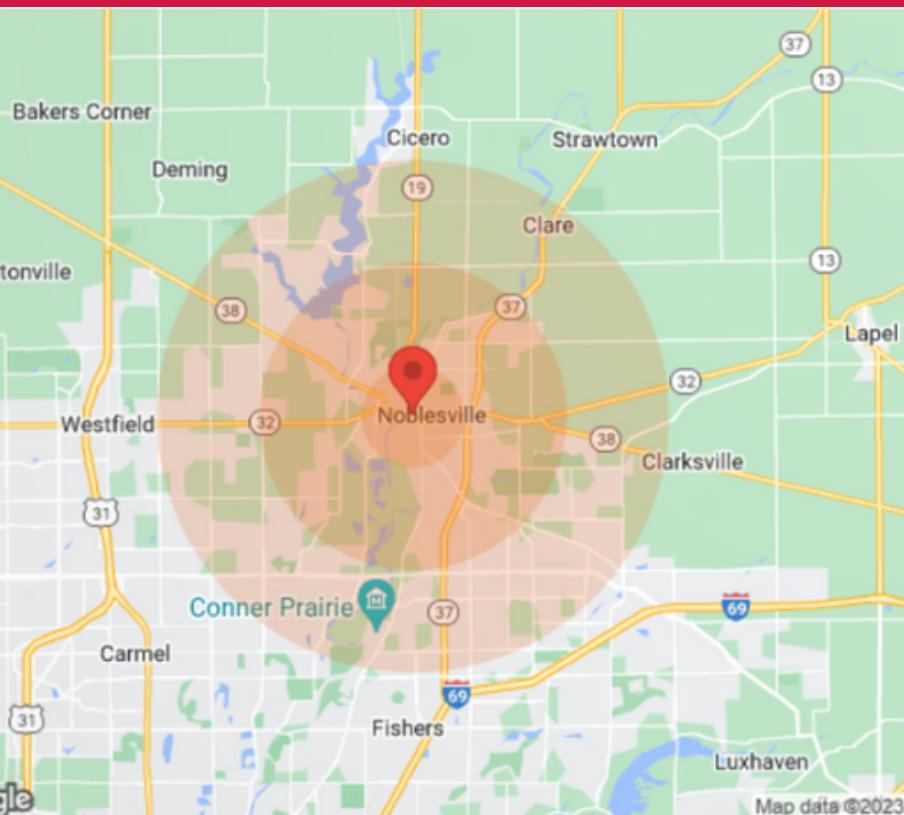
- One of the fastest-growing cities in the nation
- Small town charm with modern amenities
- Hand-laid brick walking paths with streetlamps

The complex will foster the rich community of Noblesville, perfect for daytime and nightlife activities.

The perfect location for your business!



Demographics



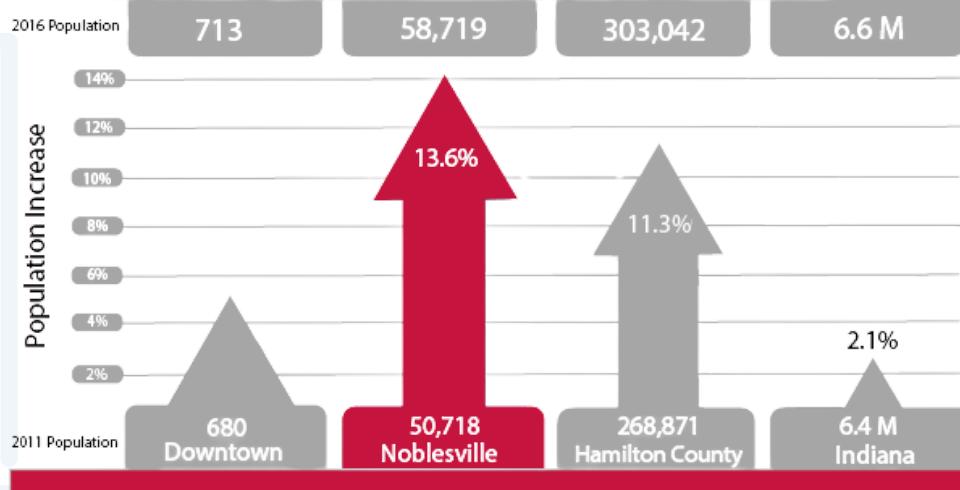
	1 Mile	3 Miles	5 Miles
Population			
Total Population	6,334	44,609	113,414
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,435	9,988	26,645
Ages 15-24	881	6,706	17,301
Ages 55-64	693	4,772	12,671
Ages 65+	947	7,328	17,699
Income	1 Mile	3 Miles	5 Miles
Median	\$42,534	\$66,007	\$77,537
<\$15,000	377	1,075	1,823
\$15,000-\$24,999	354	1,247	2,207
\$25,000-\$34,999	332	1,327	2,674
\$35,000-\$49,999	429	1,990	4,867
\$50,000-\$74,999	688	3,402	8,416
\$75,000-\$99,999	292	2,905	7,066
\$100,000-\$149,999	68	2,814	8,040
\$150,000-\$199,999	107	808	2,766
>\$200,000	N/A	612	2,648
Housing	1 Mile	3 Miles	5 Miles
Total Units	2,987	17,027	42,455
Occupied	2,711	15,765	39,298
Owner Occupied	1,496	12,009	31,706
Renter Occupied	1,215	3,756	7,592
Vacant	276	1,262	3,147

Fast-Growing!

2000+ added residents
within 6 blocks by 2024

Population Size and Growth (2011-2016)

Noblesville has a fast-growing population, located in fast-growing Hamilton County.



Population within 5-mile radius projected
to increase 14% by 2027!



What's Around?



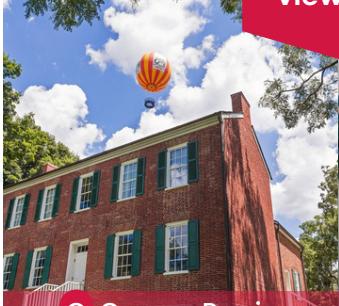
A Morse Reservoir

<10 min for lakeside views and activities



B Ruoff Music Center

<15 min, largest outdoor music venue in Central Indiana



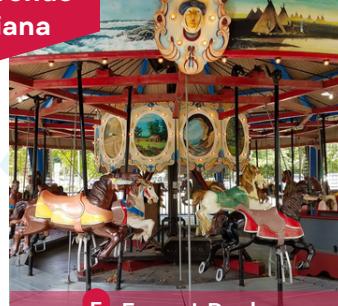
C Conner Prairie

<15 min for colonial town and Indiana history fun



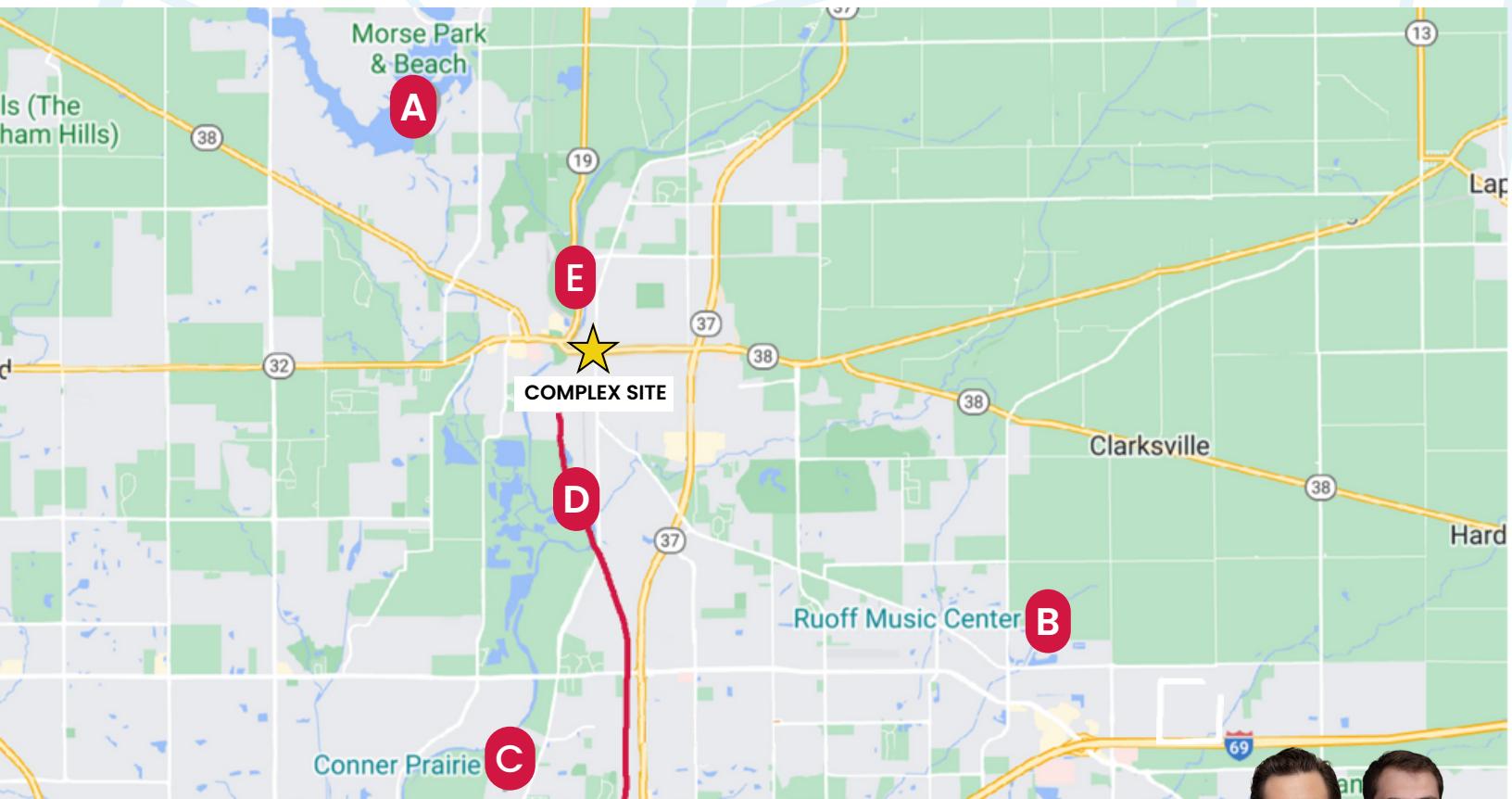
D Nickle Plate Trail

<5 min, new extension to the 25 mile trail through Central Indiana



E Forest Park

<2 min for putting, playgrounds, and picnics



Downtown Area Map



★ Complex Site, multi-level 80,000-120,000 square feet

P Public Lot
Parking

- 2** **East Bank**, 219 residential units
- 3** **Historic County Courthouse**, & Museum of History
- 4** **White River Walk**, 2.8-mile trail connects through Forest Park
- 5** **Hamilton County Courthouse**, government and judicial
- 6** **Federal Hill Commons**, outdoor concert/performance venue
- 7** **The Village at Federal Hill**, 118 residential units
- 8** **The Levinson**, 84 residential units-300 parking spaces
- 9** **Maple Ave**, walkable entertainment and arts venue
- 10** **Lofts on Tenth**, 32,000 square feet, 23 residential units



Noblesville Retail Gap Comparison

The retail gap shows the difference between supply (or sales) and demand (or consumer spending) for retail and food services industries within a specific region.

Department Stores

\$19.5M



Bars & Taverns

\$2.3M



Leakage: Money leaking out of Noblesville.

Surplus: Money spent in Noblesville from out-of-towners.

Clothing
\$14.7M



Furniture Stores
\$15.3M



Sporting Goods & Hobbies
\$45.8M



Grocery Stores

\$54.7M



Average Daily Traffic Counts

This map of the Downtown Area shows the average number of vehicles travelling past the locations indicated on a daily basis.

Daily Traffic

29,500

Federal Hill Commons Park

4,600

11,000



White River

10th Street

12,300

Logan Street

27,600

Conner Street / SR 32

16,200

Passenger cars make up 95-98% of the traffic on Conner Street

