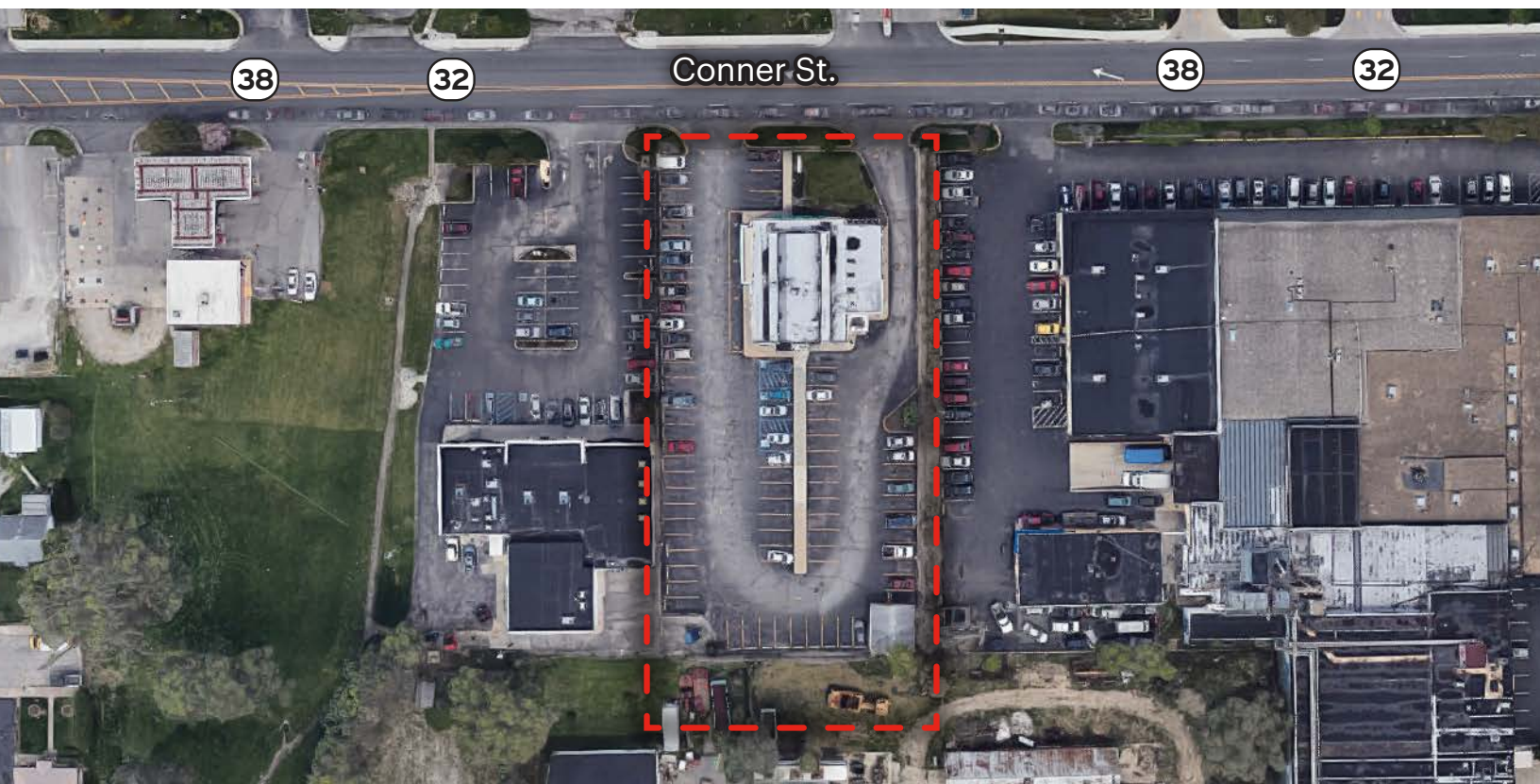




2301 Conner St
 Noblesville, IN 46060



PROPERTY DESCRIPTION

Former Restaurant Space

Boasting a spacious 5,095 SF building, this well-maintained asset presents an enticing opportunity for retail and street retail investors. Built in 1964, it offers a blend of enduring character and modern functionality. Zoned PB, the property is ideally positioned to capitalize on the area’s commercial prospects. Its strategic location in the heart of Noblesville ensures high visibility and accessibility for potential customers. With a solid foundation and immense potential for customization, this property is ready to accommodate diverse retail concepts and capitalize on the dynamic market demand.

PROPERTY HIGHLIGHTS

- 5,095 SF building
- Built in 1964
- Zoned PB
- Ample onsite parking

OFFERING SUMMARY

Sale Price:	\$1,595,000
Lot Size:	1.12 Acres
Building Size:	5,095 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,941	15,541	38,270
Total Population	6,812	41,124	103,503
Average HH Income	\$95,293	\$124,795	\$127,962



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FOR SALE



2301 Conner St
Noblesville, IN 46060



BROKERAGE | MANAGEMENT | DEVELOPMENT

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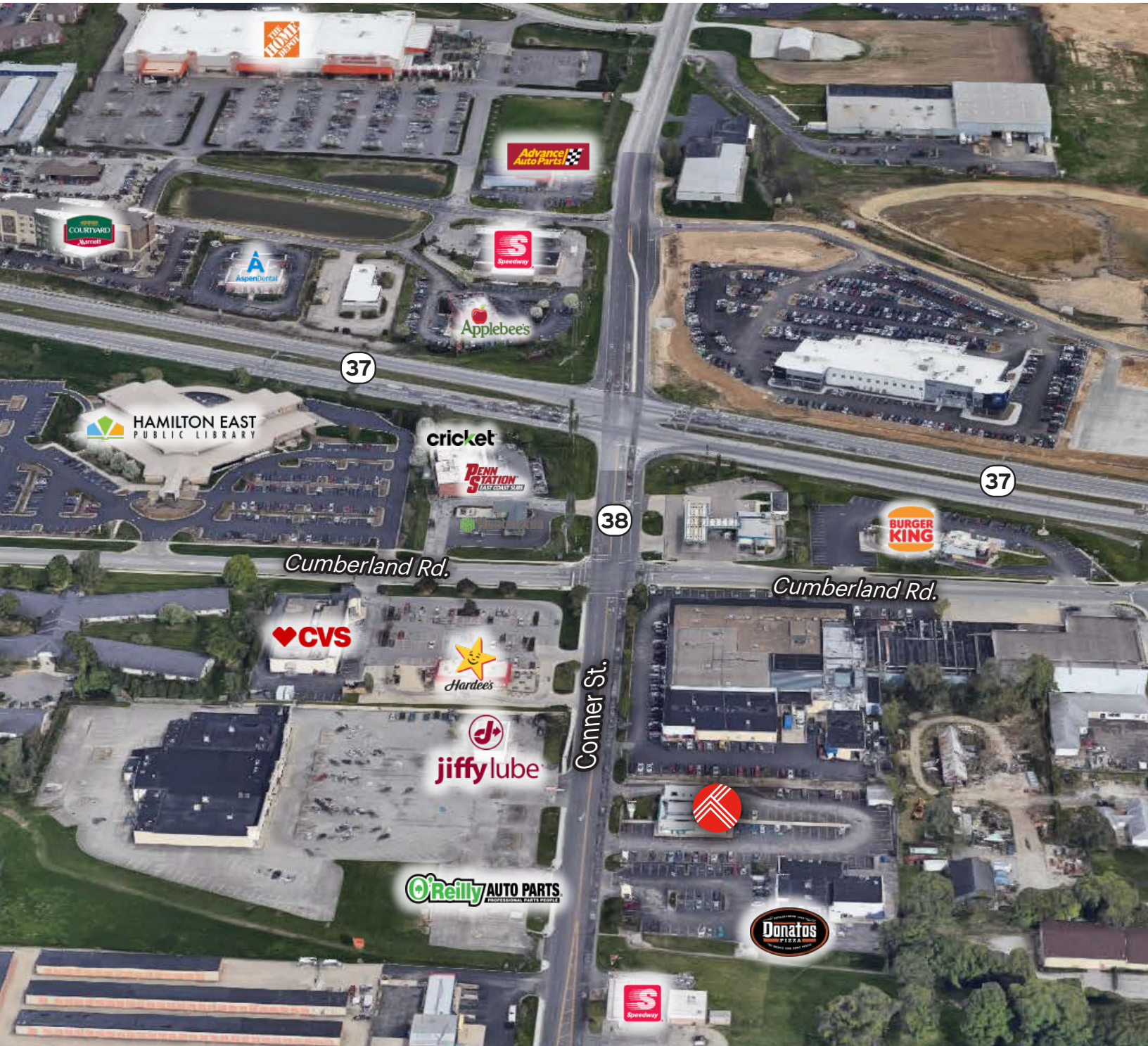
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2301 Conner St Noblesville, IN 46060

Looking East





2301 Conner St Noblesville, IN 46060

Looking Northwest





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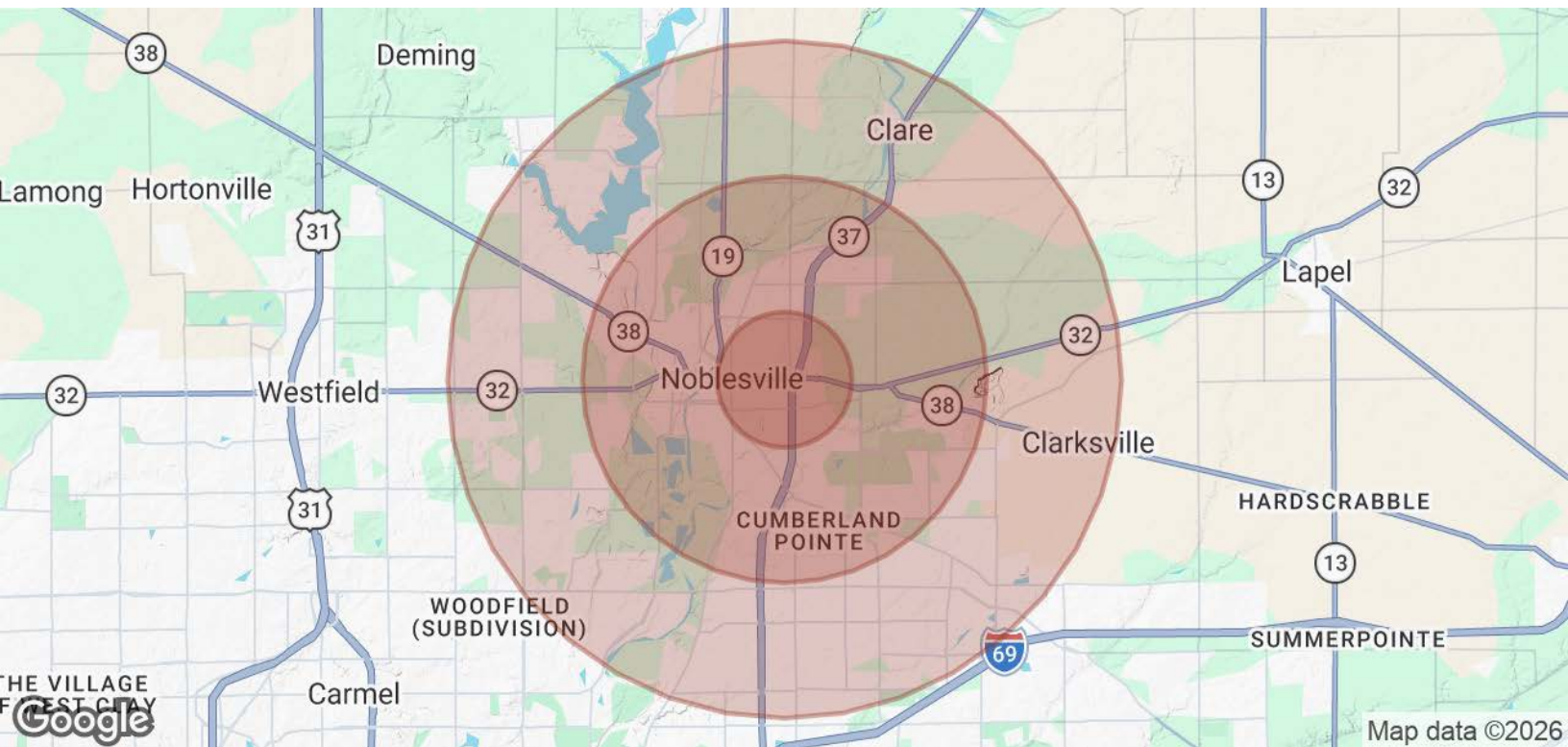
Surrounding Businesses





2301 Conner St Noblesville, IN 46060

Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,483	36,768	100,897
Average Age	39.0	38.5	37.2
Average Age (Male)	39.2	38.2	36.9
Average Age (Female)	39.6	40.0	37.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,626	13,551	36,522
# of Persons per HH	2.5	2.7	2.8
Average HH Income	\$100,885	\$129,905	\$132,994
Average House Value	\$307,336	\$330,539	\$342,917

2023 American Community Survey (ACS)

