

COMMERCIAL BUILDING FOR SALE

1,430± SF on 0.91± Acres

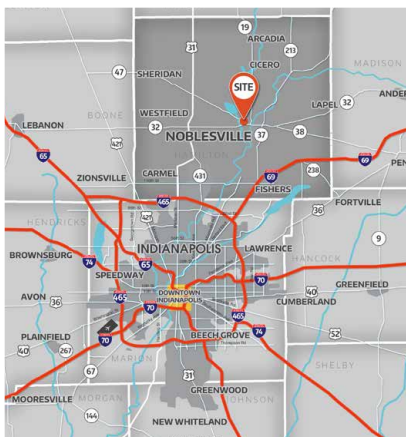
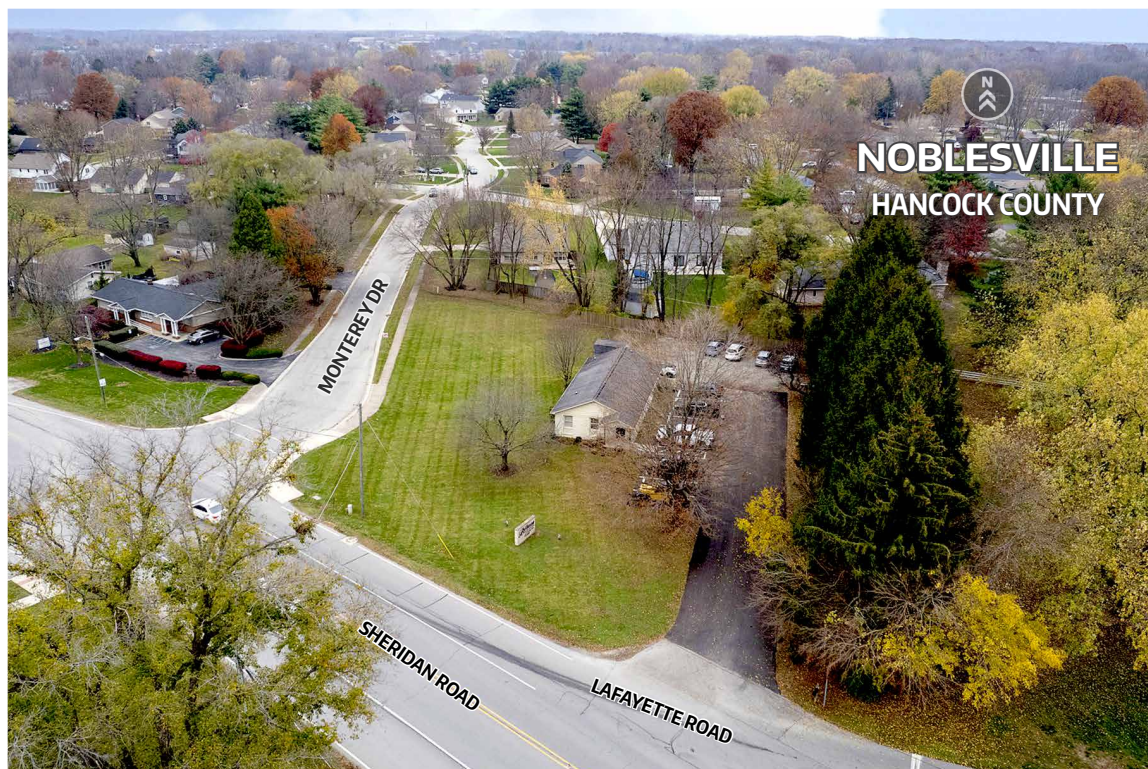
Hamilton County // NEC of Lafayette Rd & Sheridan Rd
470 Lafayette Road // Noblesville, IN 46060

COMPASS



RELIANT
PARTNERS

EXCELLENT OWNER-OCCUPANT, SALON SUITE OR REDEVELOPMENT INVESTMENT OPPORTUNITY



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PROPERTY FEATURES:

- **COMMERCIAL BUILDING FOR SALE:** 1,430± SF on 0.91± Acres
- Zoned Commercial PB Zoning (Planned Business)
- 15+ asphalt parking lot
- Monument sign, outside deck, and storage shed included on property
- Permitted uses include Child Care, Health/Fitness, Medical, Mixed-Use Residential, Office (Financial Services & Real Estate), Retail/Restaurant (Drive-Thru) or veterinary services
- Great location less than .5 miles north of SR 32/ Westfield Road and approximately 2 minutes from Riverview Hospital
- Over 175' of frontage along Lafayette Road/Sheridan Road with approximately 14,200 average daily vehicles per day
- Close proximity to retail, medical, restaurants, convenience retailers and services on SR 32 and just west of Downtown Noblesville and the Hamilton County Courthouse

DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
 EST TOTAL POPULATION 2024	7,623	41,144	111,474
 PROJ HH ANNUAL GROWTH (2024-2029)	13.09%	12.84%	12.77%
 AVG HOUSEHOLD INCOME 2024	\$92,522	\$109,025	\$121,448
 EST HOUSEHOLDS 2024	2,704	15,499	40,963
 MEDIAN AGE 2024	39.5	39.8	38.4
 ANY COLLEGE OR HIGHER	71.99%	74.88%	81.77%

**FOR INFORMATION,
PLEASE CONTACT:**

SCOTT LINDENBERG, CCIM // 317.506.7885 // scott@reliantpartners.us // reliantpartners.us
ANDY SHEETS // 317.373.3434 // andy.sheets@compass.com // compass.com

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