

LAND FOR SALE

4844 CONNER ST, NOBLESVILLE, IN



Prime 2.2-acre parcel in Noblesville, Indiana sits on the high-visibility corridor of SR 38 and SR 32, delivering unmatched exposure and seamless connectivity from Noblesville to Lapel and Anderson. Zoned PB (Planned Business), this versatile site accommodates a dynamic mix of high-demand uses—gas station with car wash, drive-thru retail, fast-casual concepts, health and senior care facilities, or a multi-tenant retail campus. The area is evolving with a new mega church campus and a County Public Safety Center, driving accelerating traffic and a rising daytime population. Current ADT is ~14,500 and growing, ensuring strong footfall, sustained demand, and durable upside for a savvy developer or operator. This is a rare, turnkey opportunity to own a premier, fast-growth corridor site with broad flexibility, scalable layouts, and the potential to capture multi-revenue streams in a market known for rapid population and spend growth.

PRICE	\$ 1,799,000.00
LOT SIZE	2.2 acres
FRONTAGE	300 LF
ZONING	PB - Planned Business



KW COMMERCIAL
G2 Real Estate Group
8555 N River Road,
Ste. 200
Indianapolis, IN 46240

ROBERT BUTCHER
Director, Commercial Broker
O: (317) 564-7100
C: (317) 281-2514
rbutcher@g2reg.com
IN #RB18000445

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POINT OF INTEREST MAP



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DEMOGRAPHICS

Income	1 Mile	3 Miles	5 Miles	Population	1 Mile	3 Miles	5 Miles
Median	\$198,517	\$104,777	\$108,453	Male	819	19,355	43,665
< \$15,000	7	547	1,118	Female	885	20,461	45,905
\$15,000-\$24,999	7	613	1,225	Total Population	1,704	39,816	89,569
\$25,000-\$34,999	8	684	1,203				
\$35,000-\$49,999	33	1,171	2,414	Age	1 Mile	3 Miles	5 Miles
\$50,000-\$74,999	80	2,484	5,184	Ages 0-14	381	8,378	18,517
\$75,000-\$99,999	31	1,748	4,327	Ages 15-24	188	5,063	11,931
				Ages 25-54	686	17,170	38,517
				Ages 55-64	186	4,038	9,128
				Ages 65+	261	5,167	11,475
Housing	1 Mile	3 Miles	5 Miles				
Total Units	676	16,375	36,246				
Occupied	635	15,239	33,820				
Owner Occupied	523	10,614	24,464				
Renter Occupied	112	4,625	9,356				
Vacant	42	1,137	2,426				

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AERIAL PHOTO



Looking Southwest

TRAFFIC COUNT

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Fisherburg Ave	Conner St W	14,000	2025	0.07 mi
Conner Street	Conner St W	14,372	2020	0.07 mi
E 110th St	Fisherburg Ave N	9,959	2023	0.09 mi
Conner St	Fisherburg Ave W	6,555	2018	0.13 mi
Conner St	Union Chapel Rd S	5,628	2023	0.17 mi
Union Chapel Road	Conner St N	9,944	2025	0.17 mi
108th	Pleasant St SE	3,333	2025	0.19 mi
Fisherburg Avenue	Pendleton Ave E	14,595	2025	0.20 mi
32	Pendleton Ave E	14,579	2024	0.20 mi
Pleasant St	Union Chapel Rd E	9,925	2023	0.21 mi

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