

# FREESTANDING RESTAURANT AVAILABLE FOR LEASE

5,632 SF  
1.80 Acres



13455 Tegler Drive, Noblesville, IN

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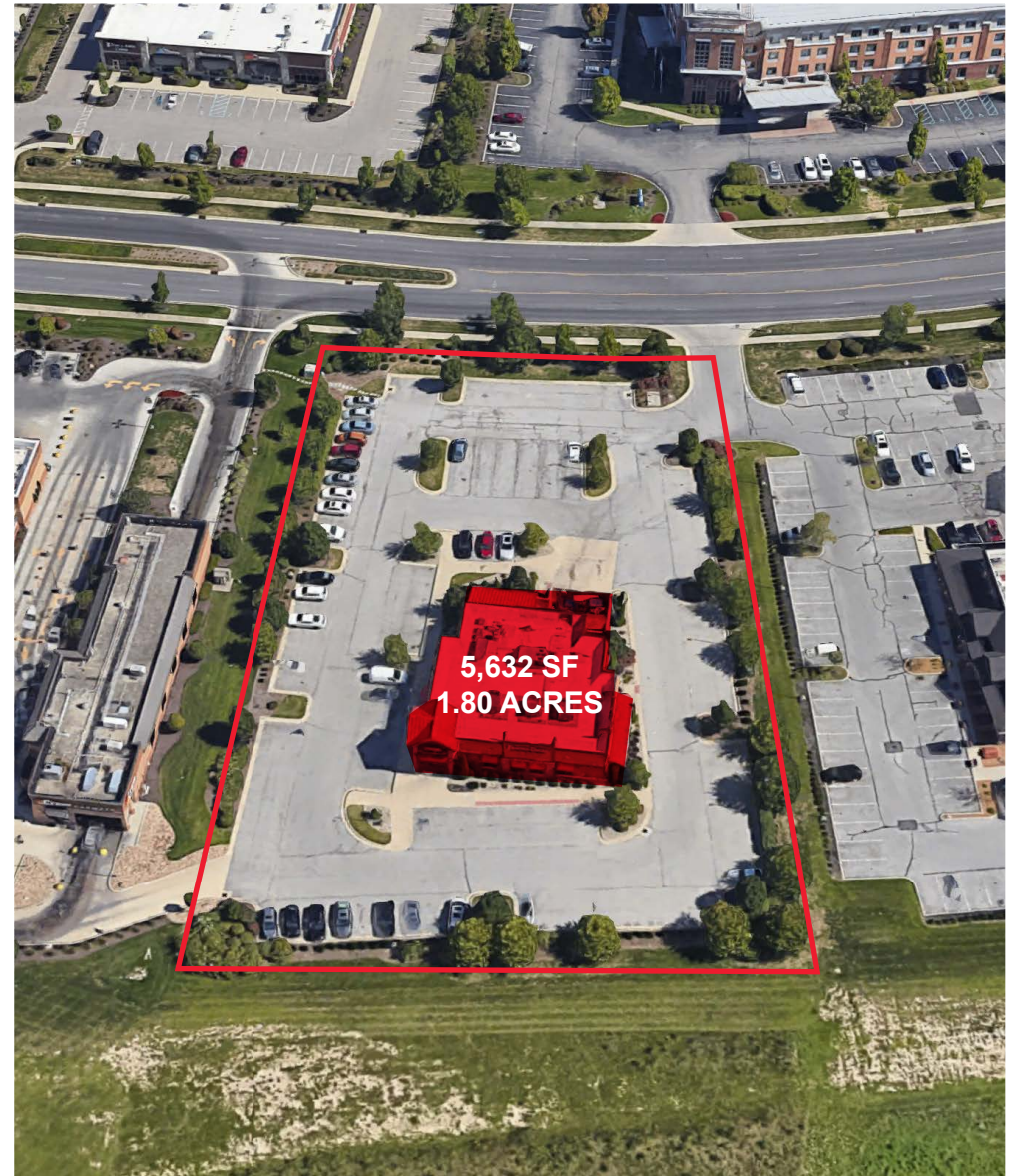
PROPERTY  
OVERVIEW

## PROPERTY OVERVIEW:

- 5,632 SF Freestanding Restaurant
- 1.80 Acres
- +/-119 parking spaces

## LOCATION HIGHLIGHTS:

- Visible & accessible to over 33,000 cars per day on Campus Parkway
- Positioned just west of I-69 interchange (87,136 cars per day)
- Located in super regional trade area of Saxony/Hamilton Town Center
- Surrounding retailers include BJ's Wholesale Club, Cabela's, Burlington, Marshalls, Dick's, Emagine Theater, Duluth, Total Wine, ULTA & more!
- Less than 1 mile from Ruoff Music Center (outdoor venue that seats nearly 25,000 people)
- Close proximity to two different major hospitals: IU Health Saxony and Ascension Fishers
- Affluent and rapidly growing residential population



## DEMOGRAPHICS



1 MILE



3 MILE



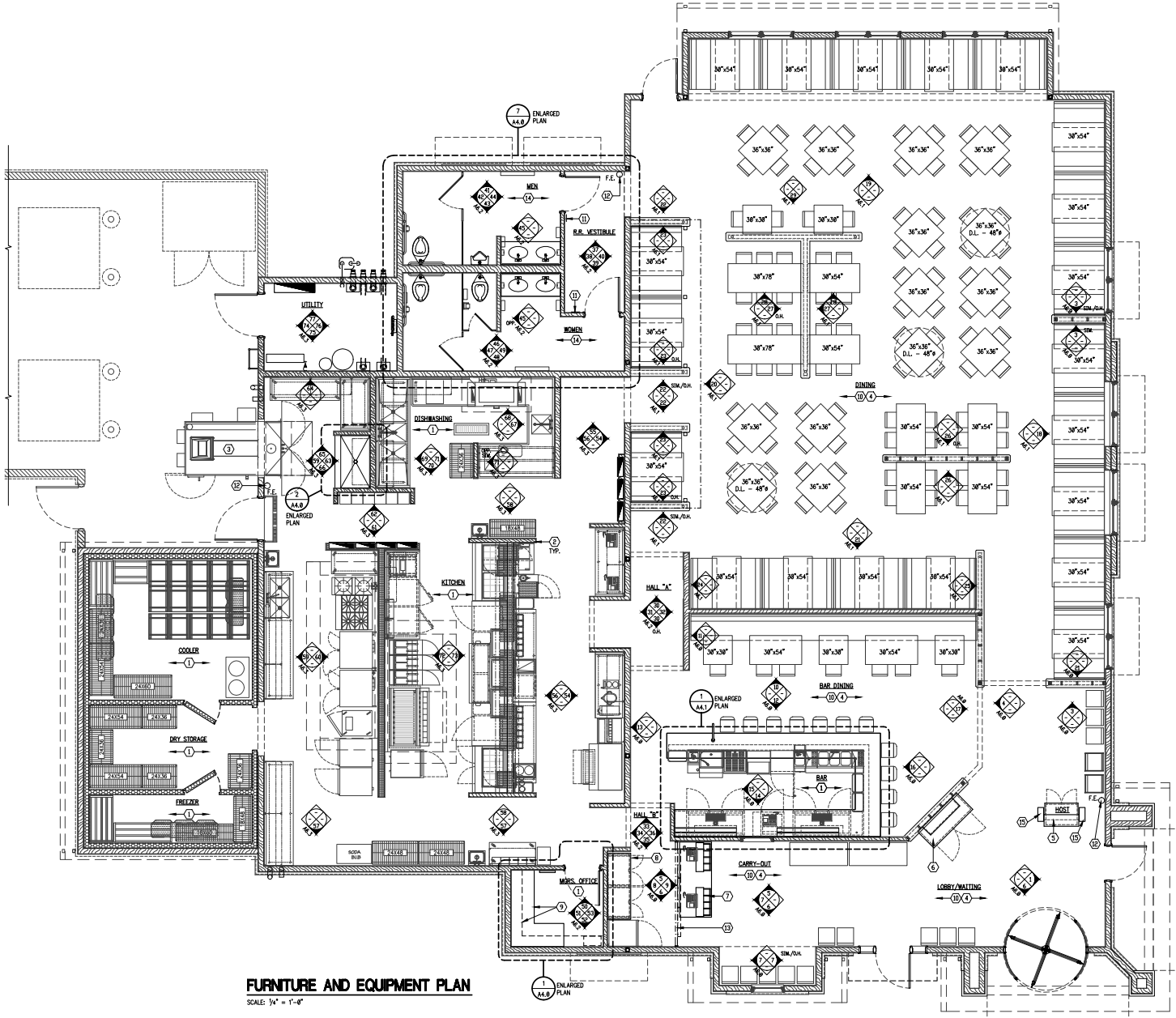
5 MILE

Population:	3,208	45,192	107,835
Households:	1,054	15,465	37,260
Avg. HH Income:	\$140,897	\$134,621	\$139,750
Daytime Population:	5,804	22,266	58,198

# FREESTANDING RESTAURANT AVAILABLE

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FLOOR  
PLAN



**FURNITURE AND EQUIPMENT PLAN**  
SCALE: 3/4" = 1'-0"

# FREESTANDING RESTAURANT AVAILABLE

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MARKET  
AERIAL



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MARKET  
AERIAL



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