

FREESTANDING
Longhorn Steakhouse
FULLY LEASED

5,632 SF
1.80 Acres



13455 Tegler Drive, Noblesville, IN

CONTACT:

John Holloway

T: 317-472-1800

E: John@VeritasRealty.com

Seth Biggerstaff

T: 317-472-1800

E: Seth@VeritasRealty.com

VERITAS
REALTY

www.VeritasRealty.com

FREESTANDING LONGHORN STEAKHOUSE | FULLY LEASED

5,632 SF | 1.80 Acres




PROPERTY OVERVIEW

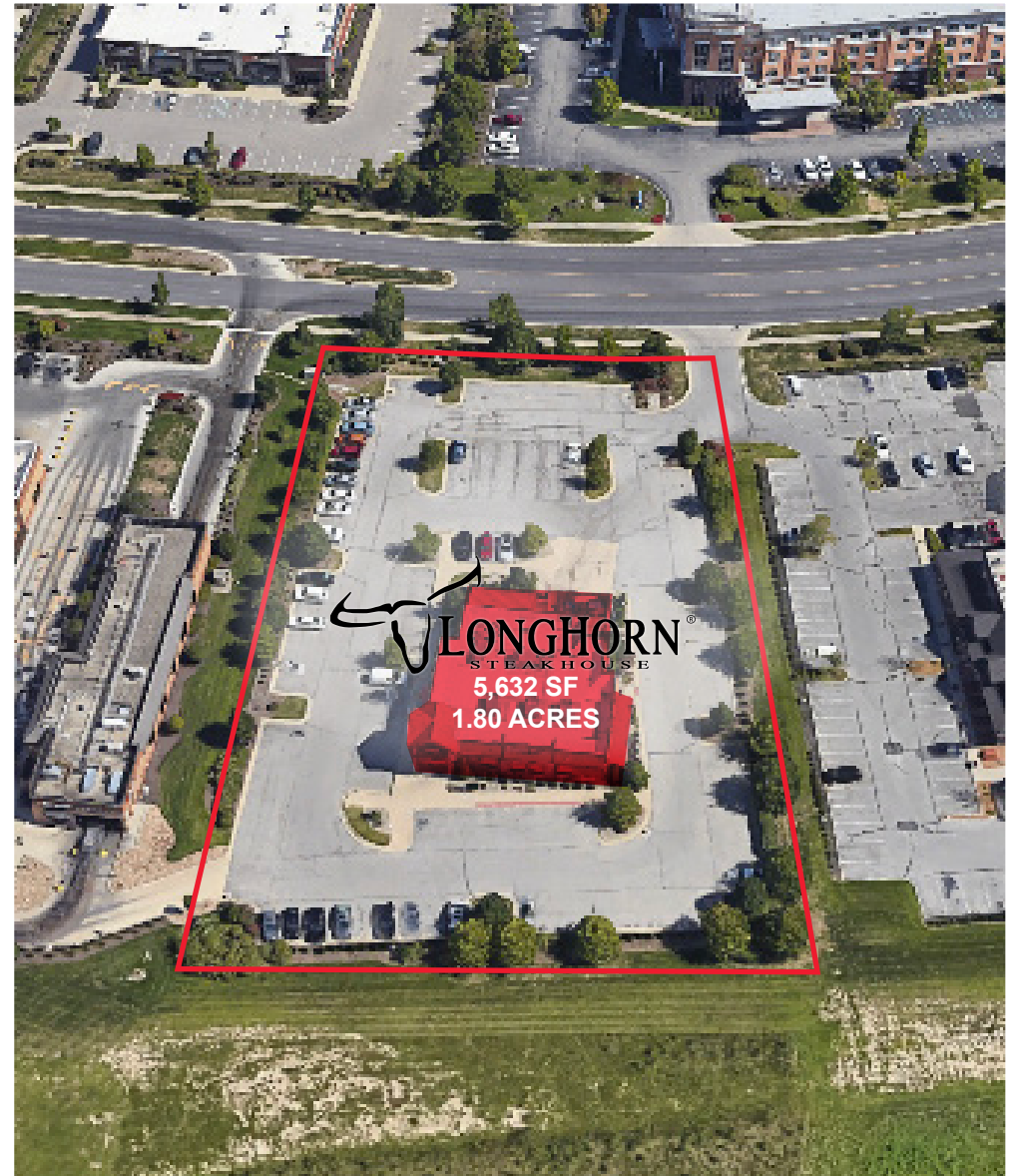
PROPERTY OVERVIEW:

- 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

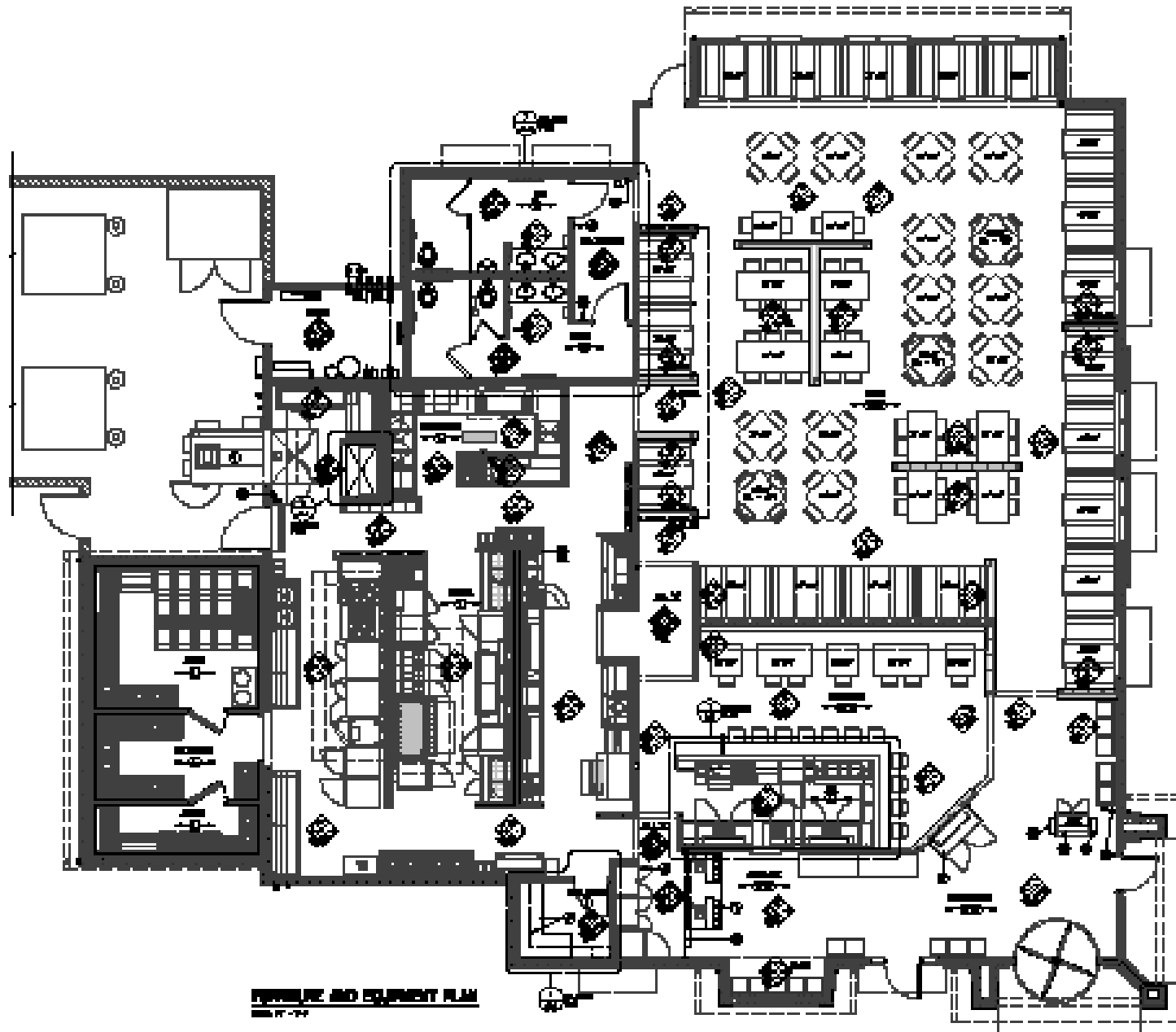
DEMOGRAPHICS	 1 MILE	 3 MILE	 5 MILE
Population:	3,208	45,192	107,835
Households:	1,054	15,465	37,260
Avg. HH Income:	\$140,897	\$134,621	\$139,750
Daytime Population:	5,804	22,266	58,198



FREESTANDING LONGHORN STEAKHOUSE | FULLY LEASED

5,632 SF | 1.80 Acres

FLOOR PLAN



FREESTANDING LONGHORN STEAKHOUSE | FULLY LEASED

5,632 SF | 1.80 Acres

MARKET
AERIAL



FREESTANDING LONGHORN STEAKHOUSE | FULLY LEASED

5,632 SF | 1.80 Acres

MARKET
AERIAL



Information within this brochure has been obtained from sources believed reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Prospective tenant and tenant representatives must verify the information and bears all risk for any inaccuracies as it relates to property and market information.

CONTACT:

John Holloway

T: 317-472-1800

E: John@VeritasRealty.com

Seth Biggerstaff

T: 317-472-1800

E: Seth@VeritasRealty.com

CHAINLINKS
RETAIL ADVISORS

VERITAS
REALTY

www.VeritasRealty.com