

PRIME SMALL SHOP SPACE AVAILABLE FOR LEASE

+/-1,400 SF Inline Retail Space near Hamilton Town Center

VERITAS
REALTY

AVAILABLE



FOR LEASE

12919 Campus Pkwy, Noblesville, IN 46037

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www.VeritasRealty.com

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PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS:

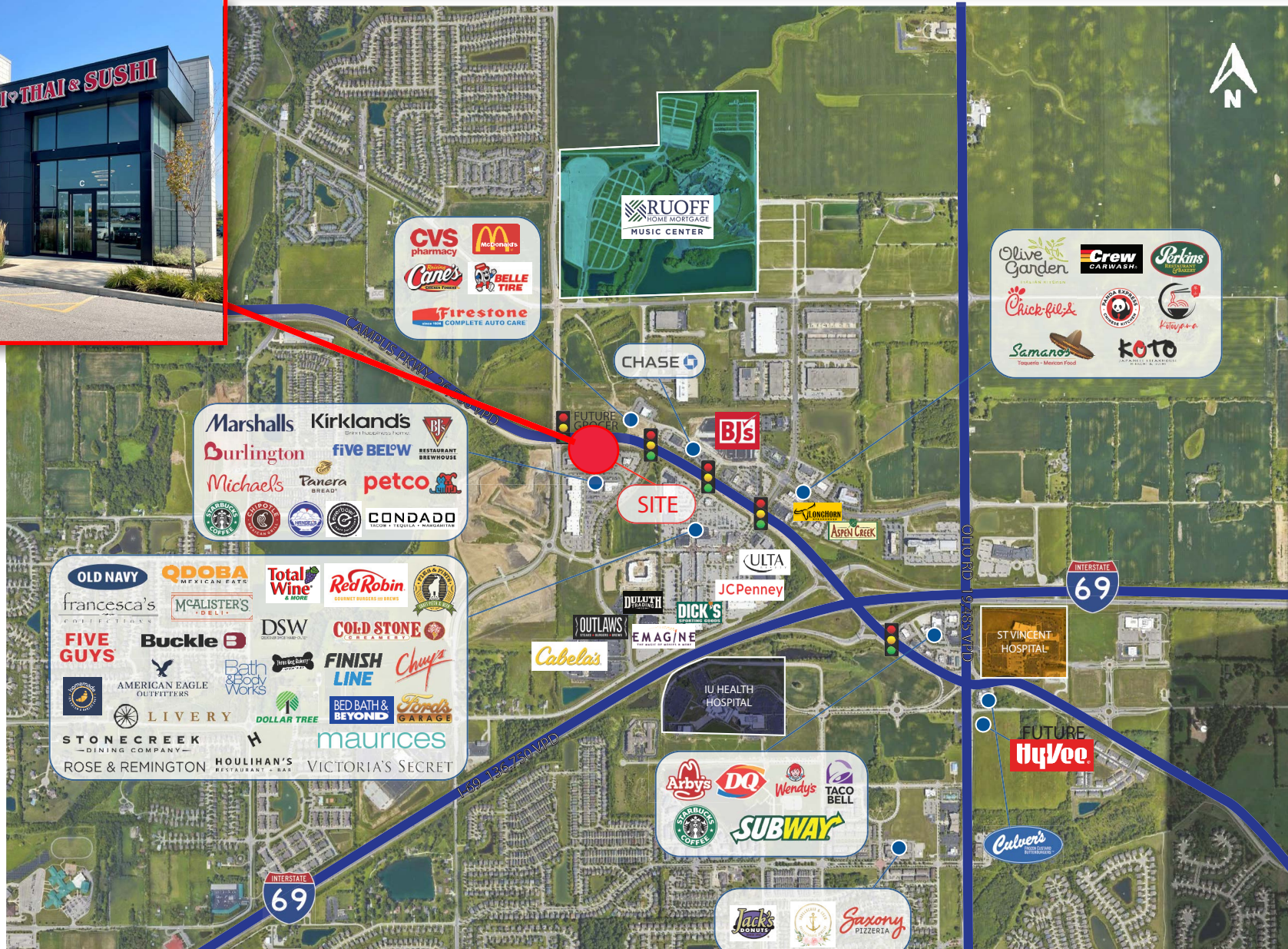
- +/- 1,400 SF Retail Space for Lease in major regional retail corridor anchored by Hamilton Town Center
- Prime visibility and signalized access off of Campus Pkwy with +/- 26,586 VPD
- Co-tenants with Starbucks, Panera, Chipotle, Potbelly, Bank of America, SportClips, T. Mobile and more
- Located near Ruoff Music Center, an outdoor amphitheater holding up to 25,000 people and ranked #1 amphitheater worldwide by Pollstar in 2023
- Noblesville is the County Seat of Hamilton County – Fastest growing county in Indiana



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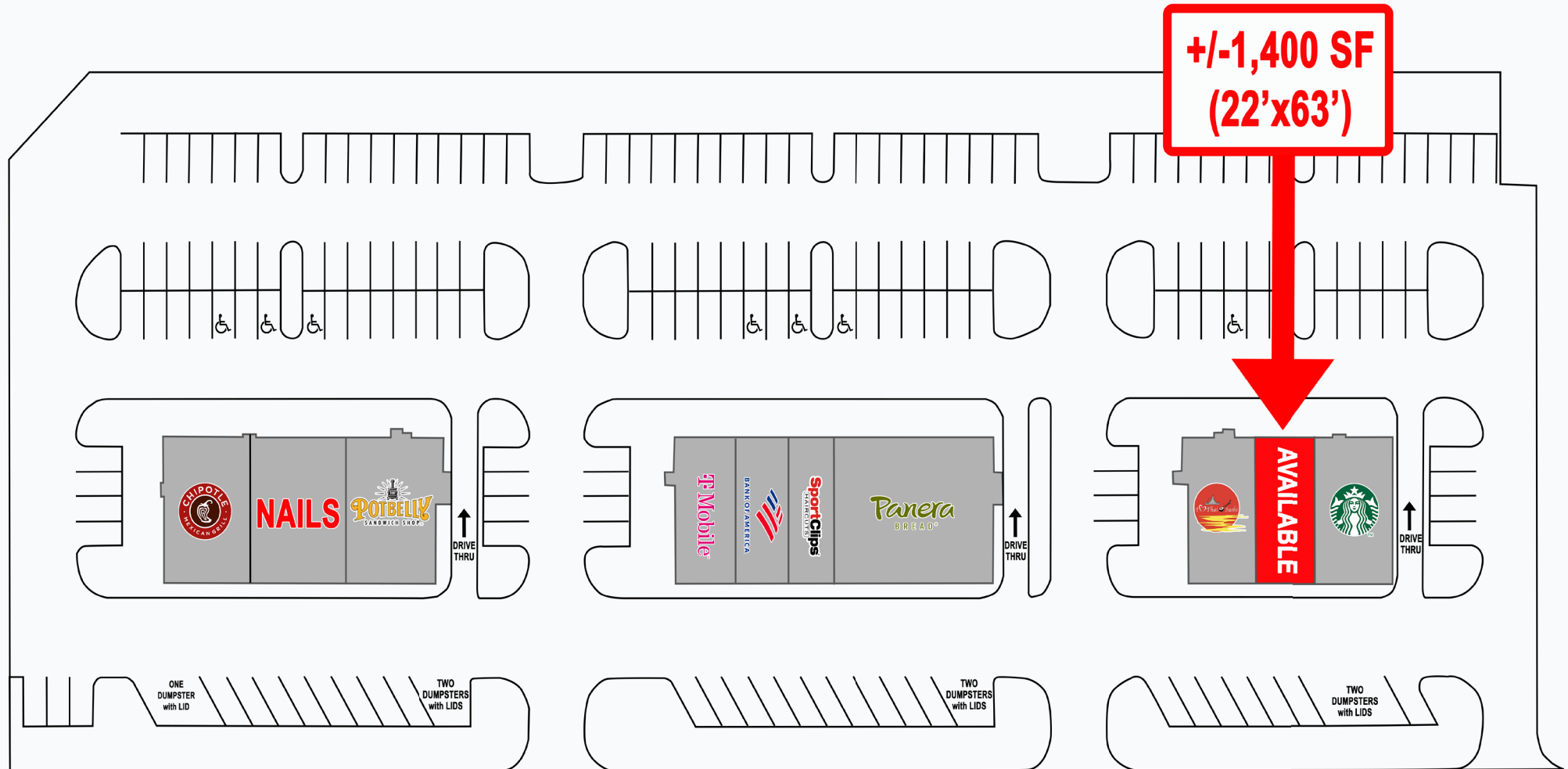
MARKET
AERIAL



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SITE
PLAN



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PHOTOS



2024 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE	10 MILE
POPULATION	5,950	59,251	122,157	347,267
HOUSEHOLDS	2,312	20,324	44,404	134,634
AVERAGE HOUSEHOLD INCOME	\$123,878	\$163,207	\$167,999	\$150,273
MEDIAN HOUSEHOLD INCOME	\$109,717	\$133,807	\$139,112	\$121,170