20 Acre Mixed-Use Development | For Lease

NWC of Olio & Tegler | Noblesville, IN

VERITAS REALTY



FOR LEASE

NWC of Olio Rd. & Tegler Blvd., Noblesville, IN 46060

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MARKET AERIAL

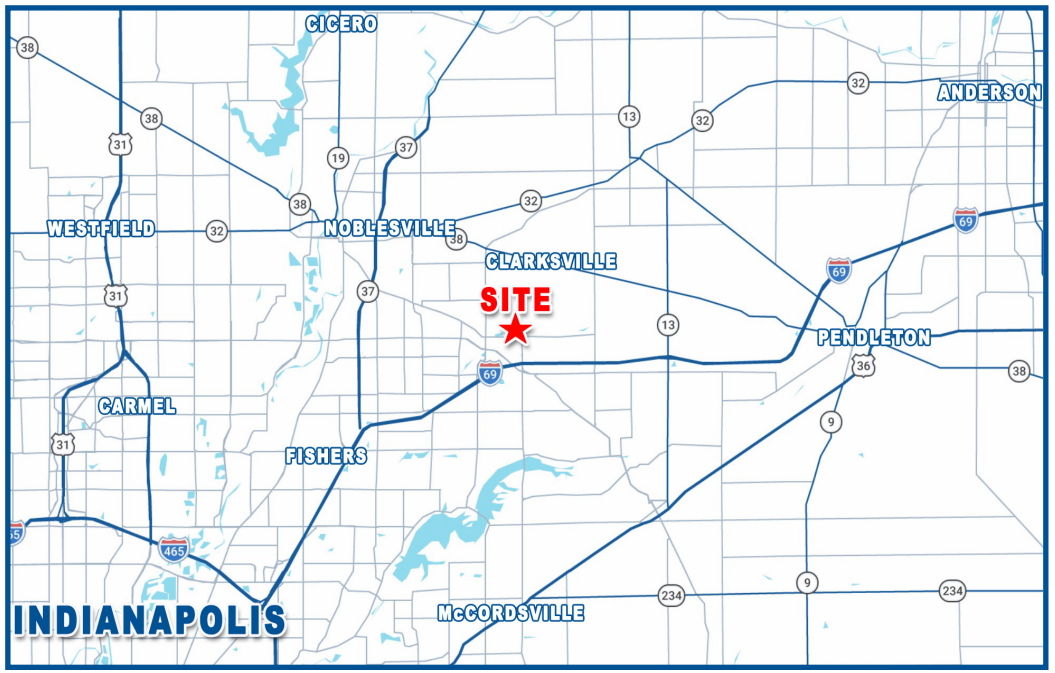
PROPERTY HIGHLIGHTS:

- 20 acre mixed use development
- 8 acres dedicated for retail (divisible)
- Northwest corner of Olio & Tegler
- Close proximity to I-69 (87,453 VPD)
- Robust trade area anchored by 950,000 SF Hamilton Town Center, Ruoff Music Center (24,000 person capacity), IU Health Fishers, and Ascension Fishers
- Rapidly growing corridor with active developments with Kroger, Meijer, Target, Hy-Vee, 274-acre Hyde Park, 1,100-acre Gatewood Lakes, 562,500 SF Bastians Solution HQ, and more
- Near Hamilton Southeastern High School (3,500 students) & Fishers High School (3,600 students)
- This site borders 600-acre Innovation Mile, a 1-mile-long master planned development focused on health, science, and entertainment with the new Noblesville Boom Arena with 3,400 seats and new home of USA Gymnastics

DEMOGRAPHICS

BY THE MILE

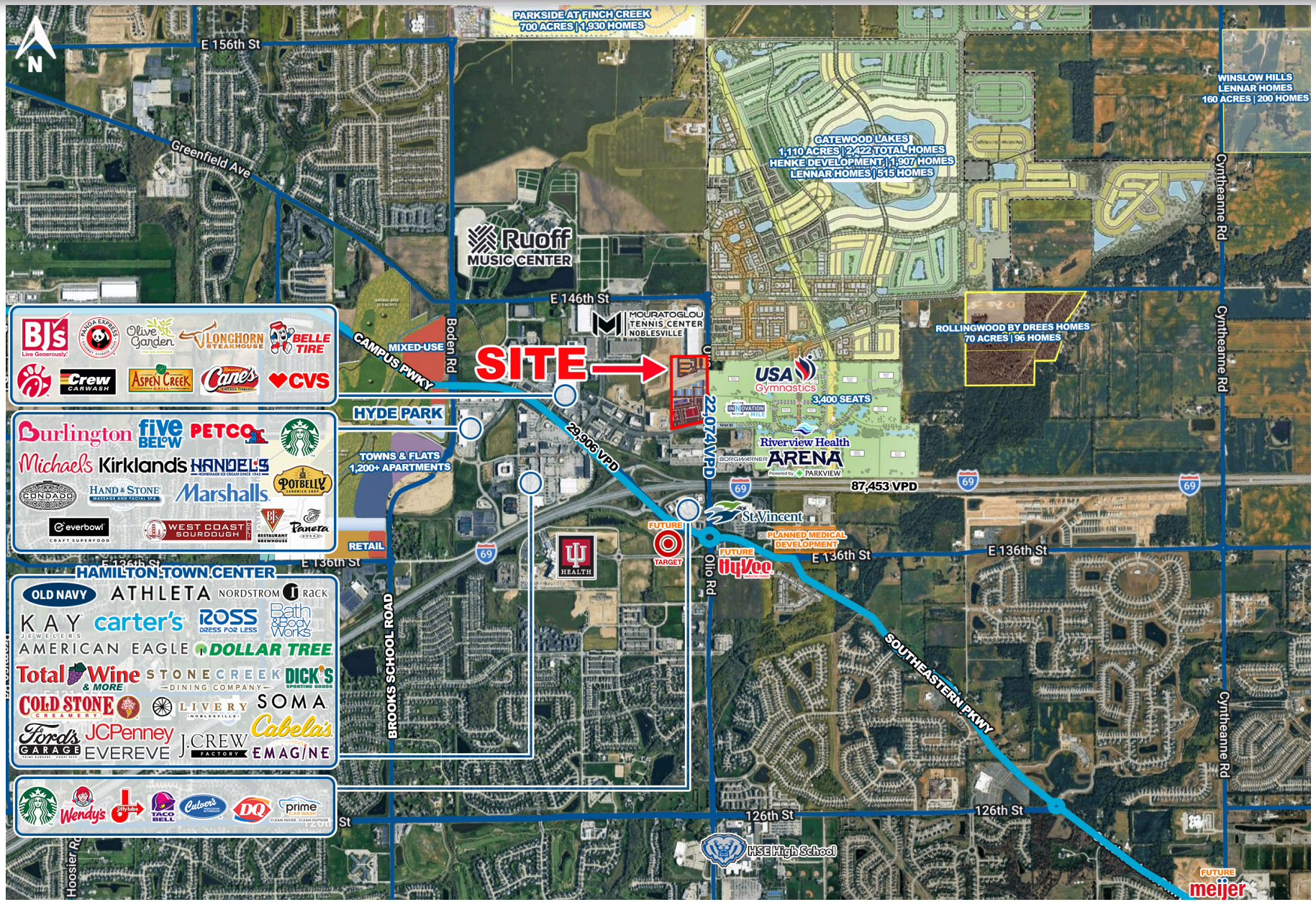
	1 MILE	3 MILES	5 MILES
POPULATION	1,126	43,162	109,477
HOUSEHOLDS	2,061	15,068	39,572
AVERAGE HOUSEHOLD INCOME	$154,382	$168,777	$174,392
DAYTIME POPULATION	3,434	18,909	55,298
PROJECTED ANNUAL GROWTH	0.9%	1.1%	1.3%



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SITE PLAN



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RENDERING



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UPCOMING DEVELOPMENTS







Innovation Mile will be a 1-mile-long, master-planned business district along 141st Street between Olio Road and Prairie Baptist Road. The campus development will encompass 600 acres and include commercial space designed for innovative companies.

The vision for the district is to become a work, play, engage, and learn community designed to drive growth from commercial, flex, residential, office, and light industrial uses within the city's targeted industries. The proposed master-planned business district will be located between 141st Street and I-69, between Olio Road and Cyntheanne Road in the southeast corner of Noblesville. The design and configuration of the site are currently under development.



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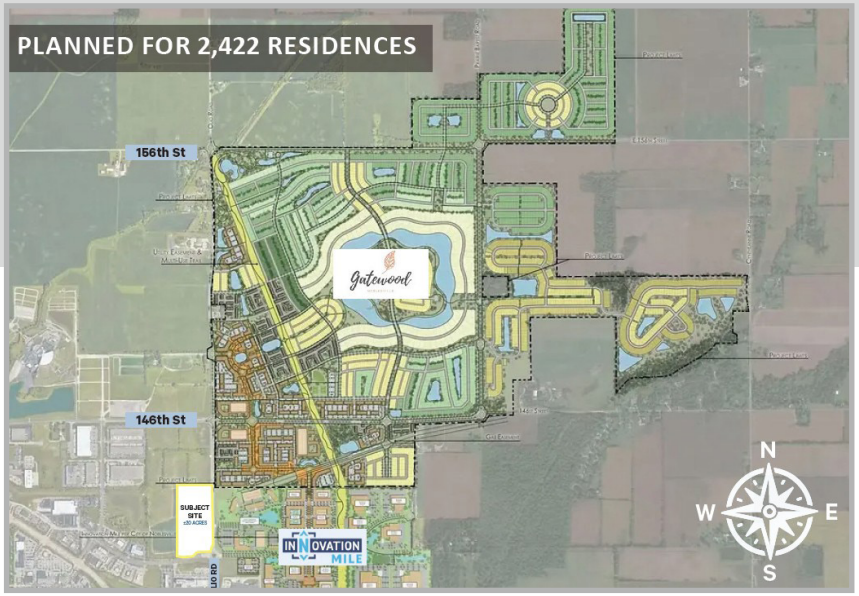






Gatewood Lakes is a visionary 1,100-acre master-planned community by the Henke Group, set to redefine Noblesville's east side with a blend of residential recreational, and commercial experiences. Located near Innovation Mile and the Ruoff Music Center, this golf cart-friendly community will offer single-family homes, town homes, and multi-family residences along 2.5 miles of shoreline and a central community island.

Planned amenities include over 20 miles of trails, 140 acres of green space, a mini-marina, and a future mixed-use district known as Deer Creek Village featuring shops, restaurants, and walkable connections to entertainment. Construction begins in 2026, with phased development continuing over the next decade.



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CITY OVERVIEW

NOBLESVILLE, IN

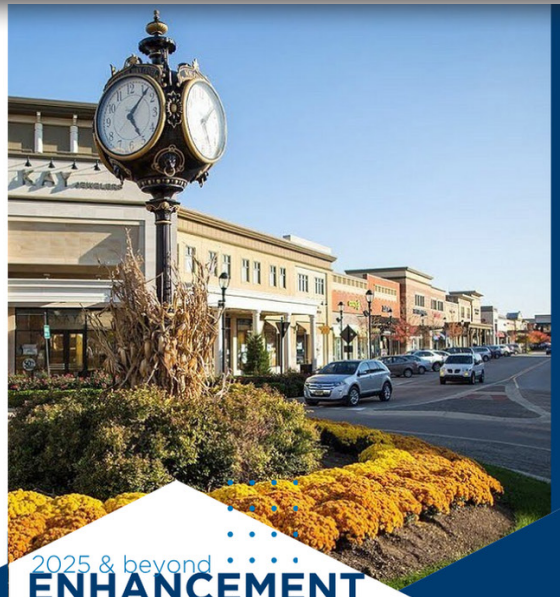
Hamilton County

Noblesville, a northeast suburb of Indianapolis located just 23 miles from downtown off I-69, is rapidly growing while preserving its historic charm. The city blends modern amenities with a strong local economy supported by retail and multifamily developments. With a population of 75,239, Noblesville serves 10,578 K–12 public students. Located in Hamilton County—home to $1 billion in annual tourism—Noblesville hosts events like the Peony Festival, celebrating Indiana's state flower. Attractions such as the Historic Noblesville Square and the Arena at Innovation Mile continue to boost its appeal as a vibrant destination for residents and visitors alike.

NOBLESVILLE INDIANA

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
EST. POPULATION	7,919	40,704	118,543
EST. HOUSEHOLDS	3,527	15,687	44,691
EST. AVERAGE HOUSEHOLD INCOME	$89,112	$141,234	$148,682



2025 & beyond

ENHANCEMENT

Embrace Downtown | Phase I

- $113M: Reimagine Pleasant St.
- $44M: Roundabout at E 146th St. & Allisonville Rd.
- $200K: Communication strategy

Morse Village | 175 Acres | $250M

650 homes, 30,000 SF of commercial space & restaurants, 30 acres of green space with 6+ mile trail near Morse Reservoir off E 206th St.

USA Gymnastics HQ | $80M+

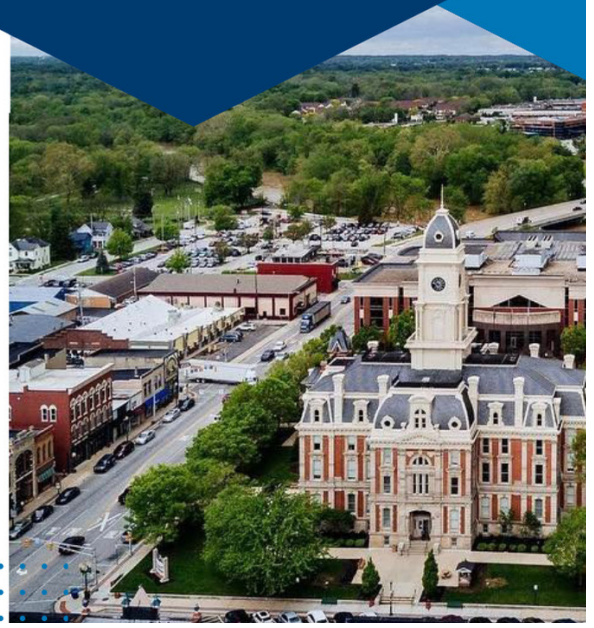
- Construction spring 2026-end of 2028
- Predicted to lead to $609M in new spending, 209 jobs, $35.9M in state taxes, & 16M in local taxes

LOCAL EMPLOYERS

highlighting global employee count

SMC	Riverview Health	BORGWARNER
9,000+ employees	1,500+ employees	18,300+ employees

- **Hamilton Town Center**
  Retail lifestyle center with 85+ shops & dining options off of I-69 & SR 238
- **Ruoff Music Center**
  Live Nation Entertainment outdoor amphitheater (24K person capacity)
- **Historic Noblesville Square**
  - Courthouse
  - Cultural Arts District
    - Local dining & shops
  - Federal Hill Commons
    - Cultural amenity & public park
    - Amphitheater on White River
- **Noblesville Creates**
  Nonprofit organization art community
- **The Arena at Innovation Mile**
  Multi-sport venue (4K person capacity)



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