Kroger Marketplace Anchored 1,900 SF Drive-Thru Endcap

NEQ of 146th Street & Howe Road | Noblesville, IN | For Lease

FOR LEASE



NEQ of 146th Street & Howe Road, Noblesville, IN 46060

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MARKET AERIAL

PROPERTY HIGHLIGHTS:

- 1,900 SF endcap with drive-thru available for lease
- Join Kroger, McDonald's, GBC Bank, Heartland Dental, and Valvoline
- Strong daytime population with approximately 5,000 employees within a half mile of the site
- High growth, high income suburban market opportunity with new Kroger anchor
- Delivery spring of 2027

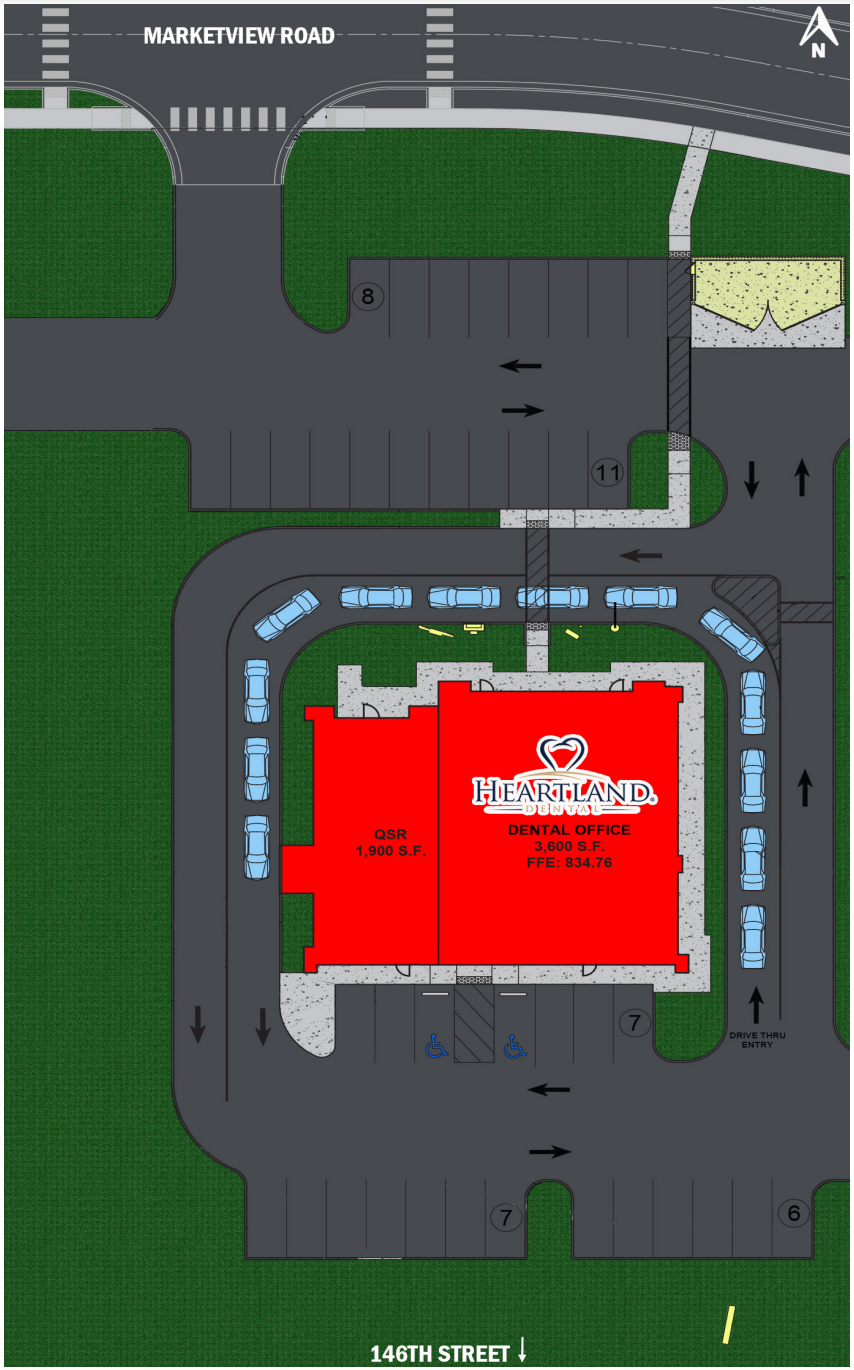
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	9,993	64,885	146,149
Median HH Income	$96,034	$125,372	$128,990
Growth Rate	1.4%	0.9%	1.0%
Daytime Population	5,145	38,791	89,398



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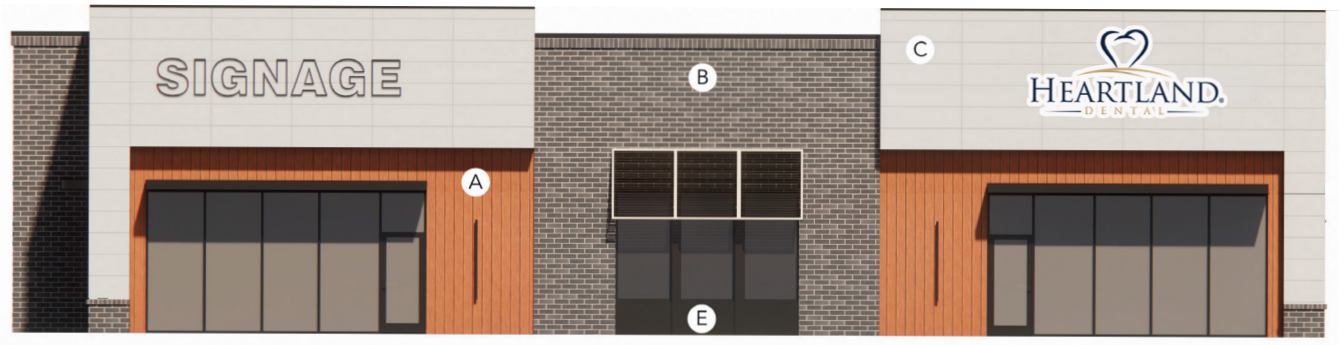
SITE PLAN



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RENDERINGS





Western Facade



Southwest Facade



Eastern Facade



Northeastern Facade

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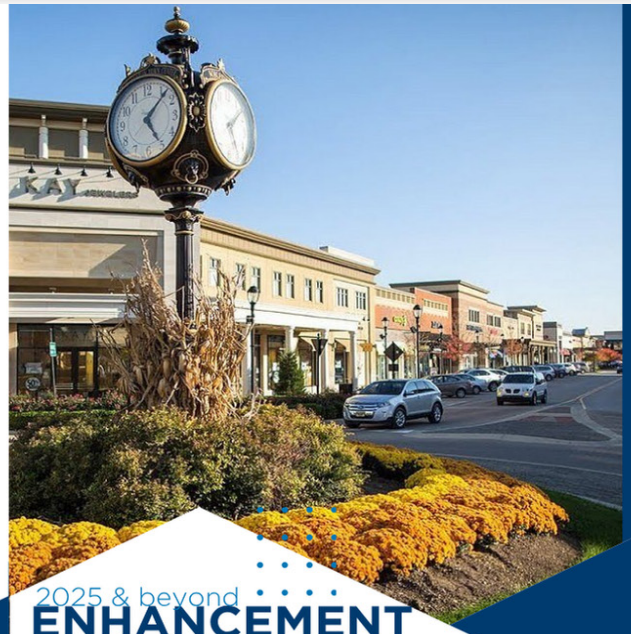
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CITY OVERVIEW

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.



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)

