FOR LEASE, SALE or BUILD TO SUIT

NE Corner of 146th Street and Promise Rd
Noblesville, IN 46060

Opportunity Amongst Expansion

Surrounded by New Business and Growing Households

Located at the crossroads of economic momentum and community expansion, 11170 E 146th Street is more than just a high-traffic address—it's a strategic position within a flourishing professional ecosystem. This corridor of Noblesville is rapidly transforming into a hub for innovation and enterprise, where established brands and emerging businesses alike are choosing to plant roots. The presence of major corporate offices nearby not only signals confidence in the area's future but also brings a steady flow of professionals and partners into the immediate vicinity each day.

In addition to its commercial promise, the location offers a unique sense of balance—close enough to the urban conveniences of Fishers and Indianapolis, yet nestled in a growing suburb that retains a strong sense of local identity. The energy here is one of growth, progress, and connectivity, making it an ideal launchpad for businesses seeking long-term success in a competitive market.

Strategic Location: Just off State Road 37 and near I-69, this high-traffic corridor ensures easy access and strong visibility for your business.

Surrounded by Corporate Growth: Located in a booming corridor that includes major corporate headquarters and regional expansions, offering strong B2B synergy and a growing daytime workforce.

Rapid Residential Development: Noblesville and Hamilton County continue to experience significant residential growth, bringing in new families and increasing demand for services and retail.

Affluent Customer Base: The area features high median household incomes, strong school systems, and a community eager to support local businesses.

Business-Friendly City: Noblesville is known for supporting business growth through partnerships, incentives, and a welcoming economic development strategy.

317-635-5555 · leasing@kennmar.com · kennmar.com
201 North Illinois Street · Suite 1550 · Indianapolis, IN 46204

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Property Description:

- commercially zoned acreage with frontage on 146th Street & Promise Road
- excellent access thanks to traffic signal at intersection
- located in the middle of fast growing corporate and residential community along a well trafficked thoroughfare
- increasing local households among established neighborhoods
- stellar household income

Project Details:

- total acreage: 3.6 acres
- availability: ±14,825 SF
- condition: new
- easily accessible entry and exit points

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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 ESTIMATED POPULATION	8,043	66,863	140,453
2025 ESTIMATED NUMBER OF HOUSEHOLDS	2,892	25,885	56,278
AVERAGE HOUSEHOLD INCOME	$125,899	$147,915	$155,287
MEDIAN HOME VALUE	$334,412	$378,006	$400,754

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