

FOR SALE

# 146th Street & Marilyn Road

Noblesville, IN



## Property Highlights

- ±18 acres
- Zoned Community and Office Flex in Noblesville Corporate Campus
- Curb Cut on 146th Street
- Utilities to site
- Will divide
- Asking \$2,700,000



**Bo Leffel**  
Vice Chair  
Direct +1 317 639 0441  
bo.leffel@cushwake.com

One American Square, Suite 1800  
Indianapolis, IN 46282 | USA  
Main +1 317 634 6363  
Fax +1 317 639 0504

[cushmanwakefield.com](http://cushmanwakefield.com)



**Aerial**

**Demographics**

	3 Miles	5 Miles	10 Miles
Population	62,712	129,684	368,630
Average Household Income	\$149,861	\$158,893	\$148,558
Daytime Population (Age 16+)	28,101	73,208	245,059

2024 estimates. Source: Applied Geographic Solutions 2024 TIGER Geography

**Traffic Counts**

146th Street	18,761 VPD
Marilyn Road	3,893 VPD

AADT

**Bo Leffel**  
 Vice Chair  
 Direct +1 317 639 0441  
 bo.leffel@cushwake.com

One American Square, Suite 1800  
 Indianapolis, IN 46282 | USA  
 Main +1 317 634 6363  
[cushmanwakefield.com](http://cushmanwakefield.com)