



**FOR SALE**

**14123 HERRIMAN BLVD  
NOBLESVILLE, IN**

**1.35 ACRES**

**SALE PRICE REDUCED  
NOW \$540,000**

One American Square, Suite 1800  
Indianapolis, IN 46282  
Main +1 317 634 6363  
Fax +1 317 639 0504  
[cushmanwakefield.com](http://cushmanwakefield.com)



## Property Highlights

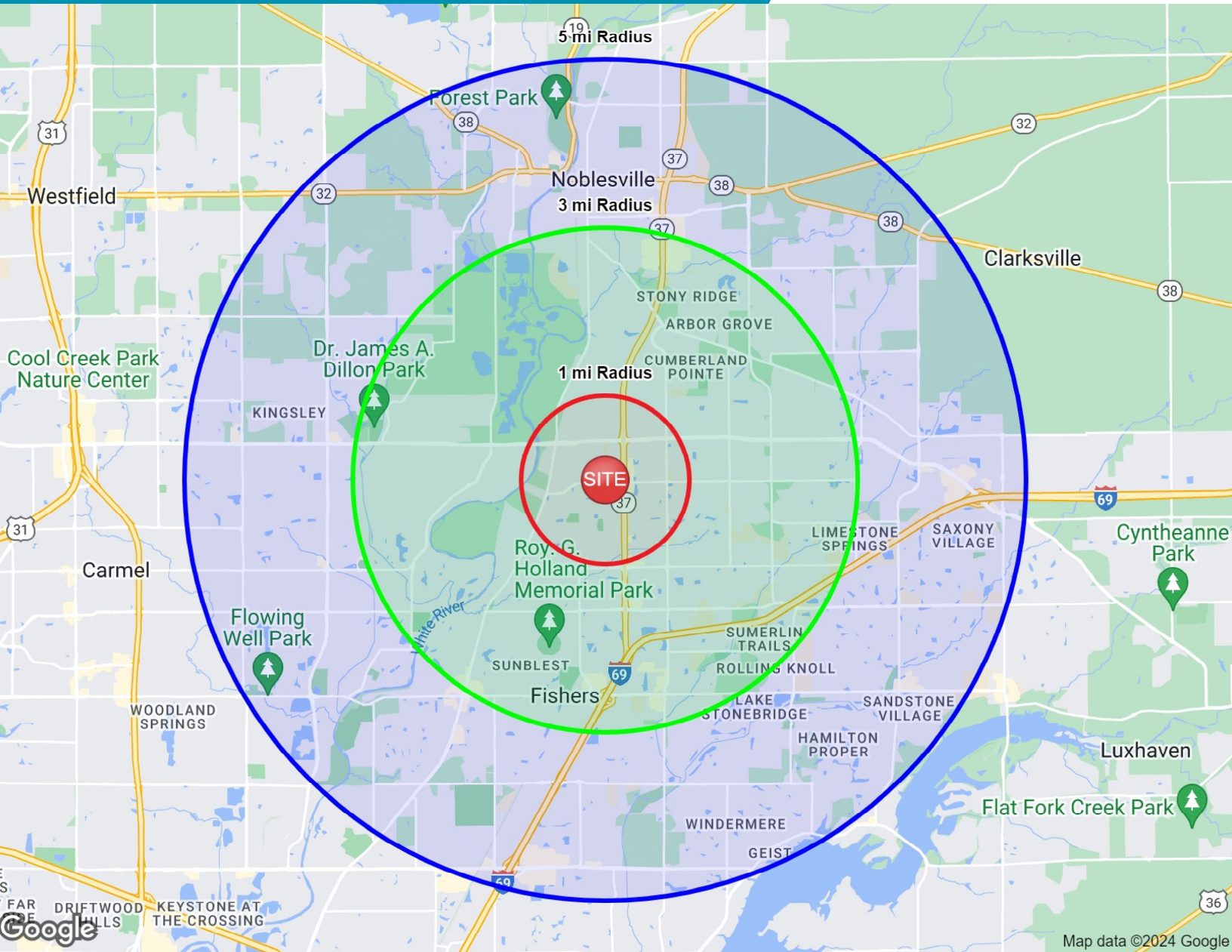
- 1.35 acre corner lot
- Excellent visibility to 141st Street
- Zoned PB/PD: approved uses include retail
- All city utilities available
- Adjacent to 9.2-mile Nickel Plate Trail
- High traffic counts
- Just off the SR 37 141st Street flyover roundabout
- High incomes and daytime population
- Located in Ed Martin Pointe development
- Serves Noblesville, Fishers and Carmel trade areas

## Contact

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## 5-Mile Radius Demographics

Population .....	160,991
Daytime Population .....	95,581
Projected Population .....	176,941
Estimated Households .....	60,541
Projected Households .....	67,212
Avg. Household Income .....	\$158,882
Median Age .....	36.8

## HIGHLIGHTS

- Ranked as the 4th Best Suburb to Live in Near a Large City by Smart Asset
- AA Bond Rating by S&P
- Life Sciences, Health Technologies and Advanced Manufacturing are growing in the community
- Home to the Innovation Mile—close to 600 acres of a live, work, play, engage, and learn community

## AMENITIES

- Future home to the Indiana Pacers G-League franchise
- 5th Largest Outdoor Music Venue in the Midwest
- 100+ miles of walking and biking trails
- Recreational waterways: The only city in Hamilton County where the White River flows directly



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