FOR SALE

14123 HERRIMAN BLVD
NOBLESVILLE, IN

1.35 ACRES

SALE PRICE $590,000

One American Square, Suite 1800
Indianapolis, IN 46282
Main +1 317 634 6363
Fax +1 317 639 0504
cushmanwakefield.com

PROPERTY HIGHLIGHTS

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 -scheduled completion December 2025
- High incomes and daytime population
- Located in Ed Martin Pointe development
- Serves Noblesville, Fishers and Carmel trade areas

Contact

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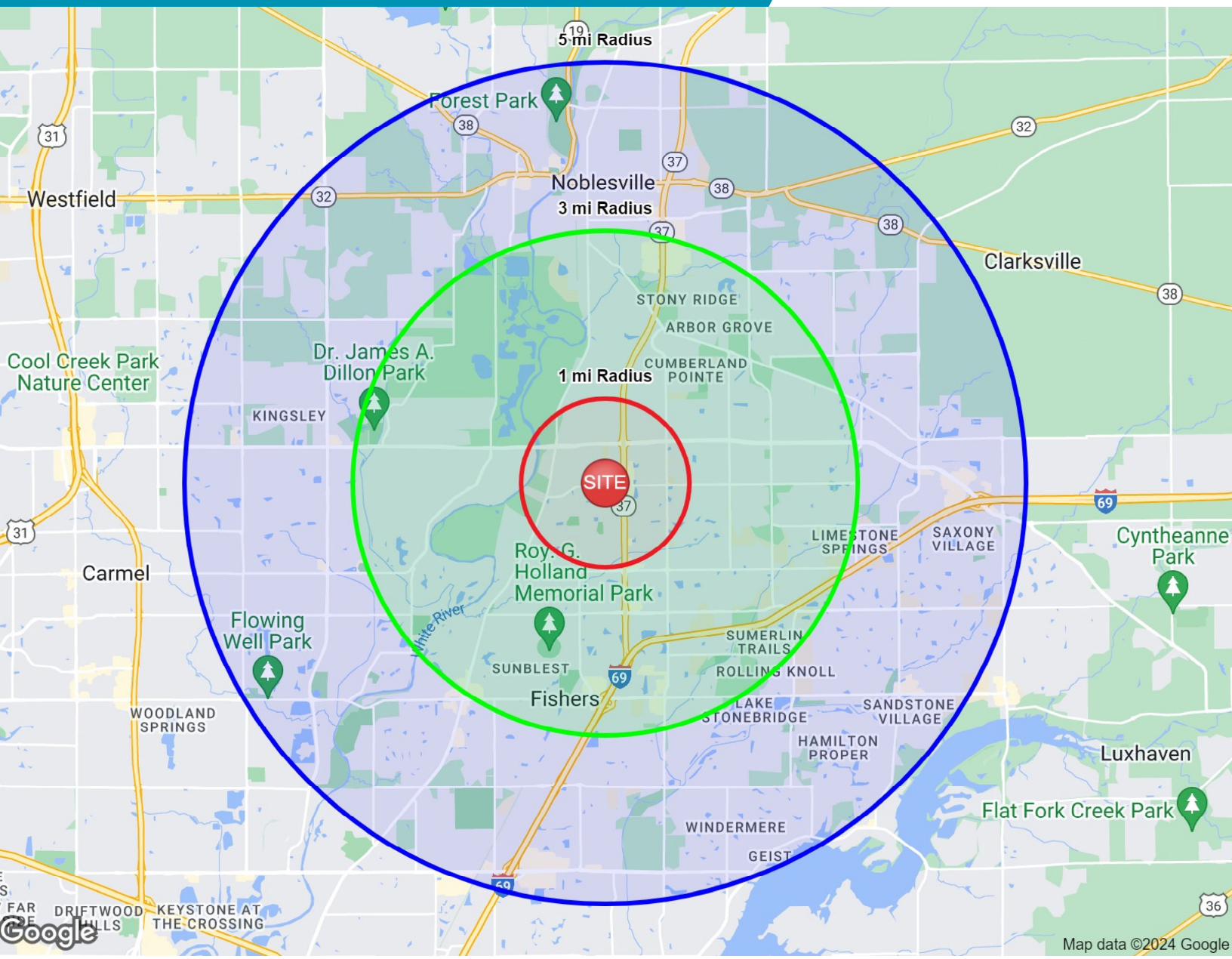
Demographics



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

WHY NOBLESVILLE?

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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