

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 \$3,412,000



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**CUSHMAN &
WAKEFIELD**

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Aerial



Demographics

	3 Miles	5 Miles	10 Miles
Population	63,265	130,753	376,377
Average Household Income	\$150,367	\$158,279	\$150,699
Daytime Population (Age 16+)	29,118	71,350	241,825

2025 estimates. Source: Applied Geographic Solutions 2025 TIGER Geography

Traffic Counts

146th Street	20,065 VPD
Marilyn Road	3,658VPD

AADT

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