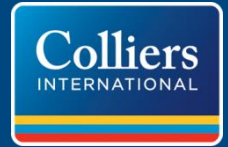


FOR SALE OR LEASE > RETAIL

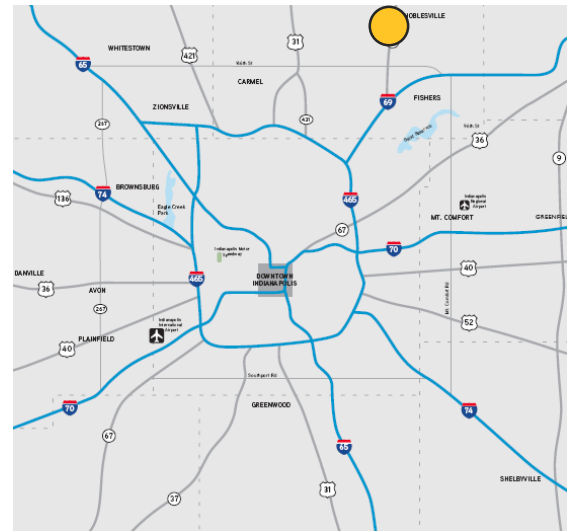
14450 Mundy Drive

NOBLESVILLE, IN 46060



Property Highlights

- > For Sale or Lease: \pm 66,649 SF freestanding building
- > \pm 11.45 acres
- > Located at the high-profile intersection of SR 37 and East 146th Street
- > Excellent visibility off 146th Street and SR 37
- > Signalized access at SR 37 and 141st Street, and 146th Street
- > Join: CVS, Autozone, PNC, Regions Bank and Godby Home Furnishings
- > Close proximity to Carmel, Fishers and Noblesville
- > Zoned PB-PD – Prairie Lakes Development
- > 3 docks with levelers and loading doors
- > \pm 546 parking spaces

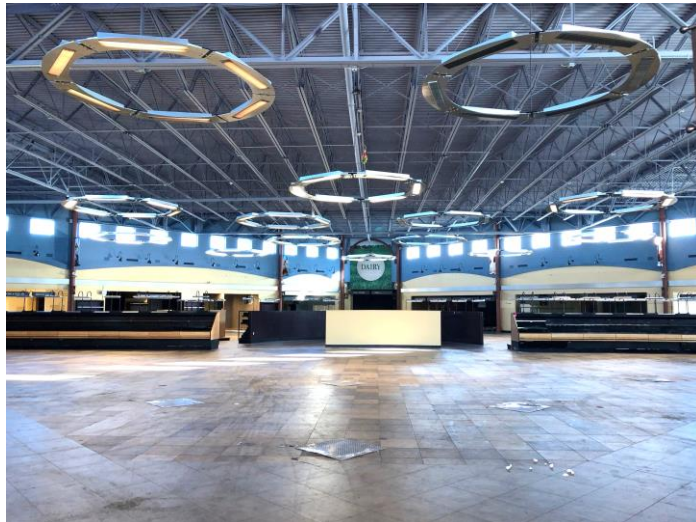


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Property Overview



PROPERTY INFORMATION

Building Size	± 66,649 SF
Land Area	± 11.45
Zoned	PB-PD
Year Built	2003
Parking	± 546

Pylon Signage on SR 37



➤ Aerial Overview & Photo



AVERAGE DAILY TRAFFIC

SR 37	38,111 cars/day
146 th Street	25,892 cars/day
141 st Street	43,646 cars/day



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Area Amenities



AREA BUSINESSES

Andy Mohr Buick	Napleton Kia of Fishers
Anytime Fitness	Pinheads – Alley's Alehouse
Arby's	Popeyes Louisiana Kitchen
Aurelio's Pizza of Fishers	The RAM
Best Bet Breakfast & Lunch	Stacked Pickle
Best Choice Fieldhouse	Subway
Britton Tavern	Taco Bell
Buffalo Wild Wings	Target
City Barbeque & Catering	Texas Roadhouse
Dairy Queen	Tire Barn
Ed Martin Nissan of Fishers	Uncle Bill's Pet Center
Great Taste Chinese	Walmart Neighborhood Market
Harley Davidson of Indianapolis	Wendy's
Honda of Fishers	Which Wich
Kelly Nails	Zaxby's
KFC	
Krenolies Donuts	
Lockhart Cadillac	
McDonald's	
Monical's Pizza	

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population 2017	9,990	54,916	143,483
Population Projected 2022	11,488	62,342	161,122
Average Household Income	\$97,103	\$103,291	\$111,532
Total Households 2017	3,681	19,863	51,305
Households Projected 2022	4,240	22,558	57,563

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