



INDIANAPOLIS HOTSPOT SERIES

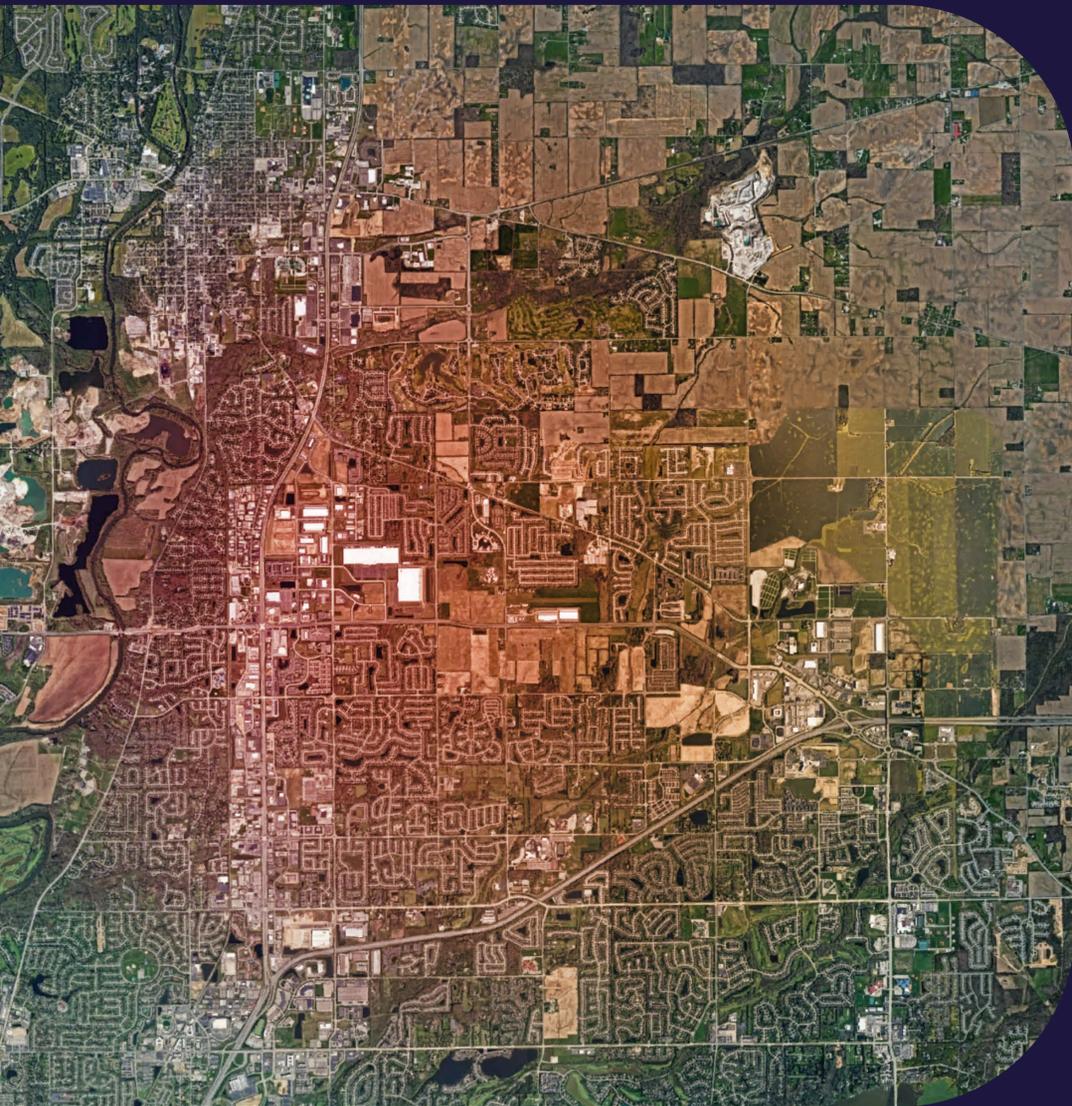
Inside the Spot: Noblesville, Indiana

Noblesville, located in Hamilton County, has emerged as one of Central Indiana's most dynamic growth markets. Anchored by Innovation Mile, the city's first innovation district, Noblesville is undergoing significant public and private investment across advanced industry, corporate campuses, entertainment, and mixed-use development. With immediate access to I-69, a growing and skilled labor pool, and a strong quality-of-life offering, the city is well positioned for sustained economic momentum and long-term commercial real estate growth.

Developments



Click on a Hotspot name to learn more



Hotspot Impact

Stats pulled within Noblesville boundaries

DRIVE TIMES

| | |
|--|---------------------|
| I-69 | 3 minutes |
| Downtown Noblesville | 9 minutes |
| I-465 | 14 minutes |
| Indianapolis CBD | 30 minutes |
| Indianapolis Intl. Airport / FedEx Hub | 40 minutes |
| CSX Intermodal Terminal | 50 minutes |
| Cincinnati CVG Airport (Amazon Prime Hub) | 2 hours |
| Louisville (UPS Worldport) | 2 hours, 25 minutes |

DEMOGRAPHICS

| | |
|---|-----------------------------------|
| 77,244 Total Population +10.5% (5-Year Growth) | 36.2% Bachelor's Degree |
| \$110,727 Median Household Income | 40,662 Labor Force 16+ |
| \$52,427 Per Capita Income | 57,392 Population 18+ |

COMMERCIAL GROWTH



15.3 MSF
Inventory



4.8%
Vacancy



993,000 SF
2025 Leasing
Activity

VACANCY BY BUILDING TYPE



6.4%
Industrial



2.6%
Office



2.3%
Retail

HOSPITALITY GROWTH

(2015-2025)

- Inventory **increased 26.9%** in 2025 alone
- Over the last decade, all **388,000 sf** of hospitality added was in Innovation Mile
- An additional **104,000 sf** of space is planned to break ground over the next few years

MULTIFAMILY GROWTH

(2015-2025)

- Inventory over the last decade grew from **4.8 msf** to **10.7 msf**, an increase of **123.0%**
- An additional **1.4 msf** of proposed space is set to break ground over the next few years