

TOWN & COUNTRY SHOPPING CENTER

NOBLESVILLE, IN



SIZE

249,833 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
5,709	48,255	119,266
Households		
2,267	18,147	43,405
Median HH Income (\$)		
79,707	95,878	104,497

MAJOR TENANT(S)

Walmart
Staples
Aldi
Kohl's

LEASING CONTACT

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MORE INFO

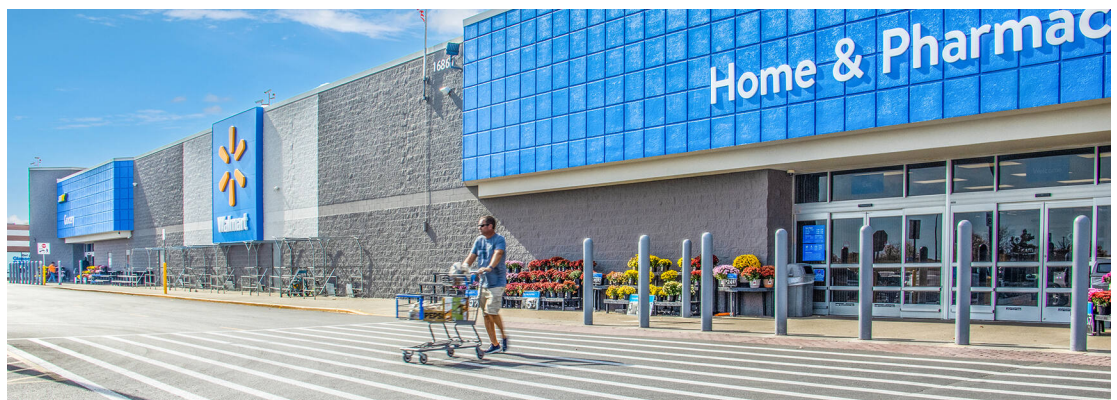
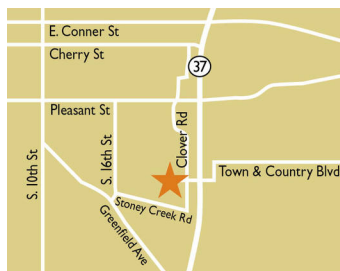
www.phillipsedison.com

LOCATION

16751-16865 Clover Road | Noblesville, IN 46060

PROPERTY HIGHLIGHTS

- Anchored by Walmart Supercenter
- National tenants include Dollar Tree, Kohl's, Staples and GameStop and outparcels include Taco Bell, Wendy's, BP Fuel, White Castle, Fifth Third Bank, Steak 'n Shake and Donatos Pizza
- Located parallel to the major thoroughfare with access to Interstate 69, the center benefits from daily traffic of over 35,000 vehicles daily
- Population within a three-mile radius exceeds 48,200 people with an average household income of \$121,200



PHILLIPS EDISON & COMPANY®

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SPACE TENANT	SQ. FT.		
Shd1 White Castle	1675B Staples	14,031 SF	
Shd2 Kohl's	16755 Rent-A-Center	5,000 SF	
Shd3 Taco Bell	16759 CATO	3,200 SF	
Shd4 Discount Tires	16763 GameStop	1,600 SF	
Shd5 Wendy's	16767 Great Clips	1,200 SF	
Shd6 L & Q Realty LLC	16771 Ble French Bistro	2,000 SF	
Shd7 Fifth Third Bank	16775 Sally Beauty Supply	1,600 SF	
Shd8 Steak 'n Shake	16779 GNC	1,600 SF	
Shd9 Farmer's Bank	16783 Focus Nails I	4,000 SF	
Shd10 Boyz Express Carwash	16787 America's Best Contacts and Eyeglass World	5,500 SF	
Shd11 Best One of Indy	16865 Walmart	200,084 SF	
Shd12 Aldi	TOTAL SQ. FT.	249,833	
Shd13 Arcadia Real Estate			
1675A Dollar Tree	10,018 SF		

SITE LEGEND

 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 40.033956

Longitude: -85.998923

Town & Country Shopping Center Noblesville, IN		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	5,709	48,255	119,266
	2028 Projected Population	6,064	50,514	124,716
	2010 Census Population	4,601	35,478	87,840
	2000 Census Population	4,433	21,207	48,096
	1990 Census Population	4,169	14,575	28,883
	Historical Annual Growth 1990 to 2000	0.62%	3.82%	5.23%
	Historical Annual Growth 2000 to 2010	0.37%	5.28%	6.21%
	Estimated Annual Growth 2010 to 2023	1.58%	2.26%	2.25%
	Projected Annual Growth 2023 to 2028	1.21%	0.92%	0.90%
	Median Age	40.4	37.4	37.6
Households	Q4 2023 Estimated Households	2,267	18,147	43,405
	2028 Projected Households	2,404	19,008	45,463
	2010 Census Households	1,778	13,045	31,442
	2000 Census Households	1,710	8,037	17,392
	1990 Census Households	1,547	5,546	10,365
	Historical Annual Growth 1990 to 2000	1.01%	3.78%	5.31%
	Historical Annual Growth 2000 to 2010	0.39%	4.96%	6.10%
	Estimated Annual Growth 2010 to 2023	1.78%	2.43%	2.37%
	Projected Annual Growth 2023 to 2028	1.19%	0.93%	0.93%
	Population per Household	2.51	2.62	2.73
Population by Race	White	84.9%	80.9%	80.1%
	Black or African American	4.2%	5.4%	5.3%
	Asian & Pacific Islander	1.6%	4.0%	4.9%
	Other Races	4.8%	4.4%	4.6%
	Hispanic Population	4.4%	5.4%	5.1%
Income	Average Household Income	\$121,729	\$121,220	\$129,311
	Median Household Income	\$79,707	\$95,878	\$104,497
	Per Capita Income	\$48,387	\$46,030	\$47,329
Education (Age 25+)	Elementary	2.2%	1.3%	1.0%
	Some High School	7.2%	2.5%	2.1%
	High School Graduate	29.4%	20.4%	17.3%
	Some College	14.7%	19.2%	16.6%
	Associates Degree Only	9.1%	8.6%	8.6%
	Bachelors Degree Only	23.2%	32.3%	35.6%
	Graduate Degree	14.2%	15.7%	18.8%
Business	Number of Businesses	383	1,559	2,778
	Total Number of Employees	4,158	16,542	27,713
	Employees per Business	10.85	10.61	9.97
	Residential Population per Business	14.89	30.96	42.93

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.