



SIZE

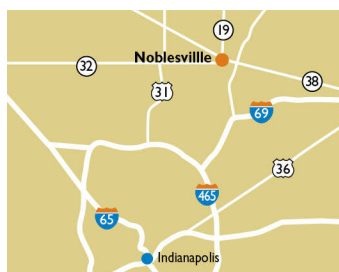
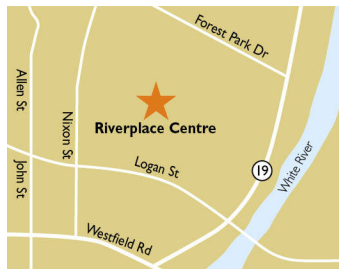
74,189 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
8,001	38,554	114,338
Households		
3,335	14,408	42,071
Median HH Income (\$)		
72,241	94,508	104,346

MAJOR TENANT(S)

Kroger
Little Caesars
The UPS Store



LOCATION

172 Logan Street | Noblesville, IN 46060

PROPERTY HIGHLIGHTS

- Anchored by Kroger
- Key tenants include Little Caesars, Anytime Fitness and H&R Block
- Located at the intersection of Nixon Street and Logan Street
- Population exceeds 114,300 in a five mile radius, with an average household income exceeding \$132,700

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



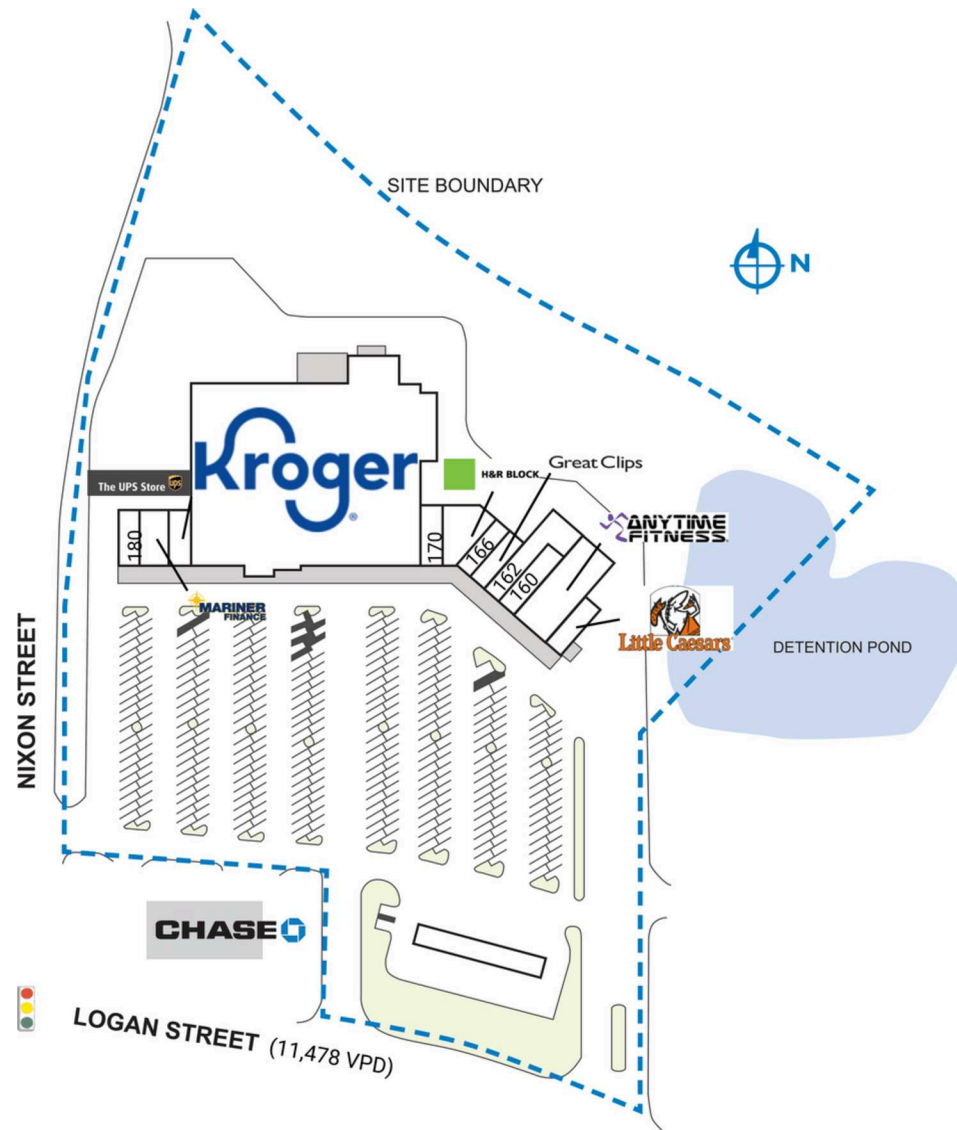
RIVERPLACE CENTRE

172 Logan Street | Noblesville, IN 46060

SPACE	TENANT	SQ. FT.
SHAD1	Chase Bank	
SHAD2	Godby Home Furnishing	
152	Little Caesars	1,400 SF
158	Anytime Fitness	5,400 SF
160	RAKKI Sushi & Hibachi Express	2,015 SF
162	Elite Martial Arts	3,160 SF
164	Great Clips	1,400 SF
166	Chic Nails	1,460 SF
168	H&R Block	3,154 SF
170	Vape & Wellness	1,400 SF
172	Kroger	50,000 SF
174	The UPS Store	1,200 SF
178	Mariner Finance	2,400 SF
180	Wok & Roll	1,200 SF
TOTAL SQ. FT.		74,189

SITE LEGEND

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



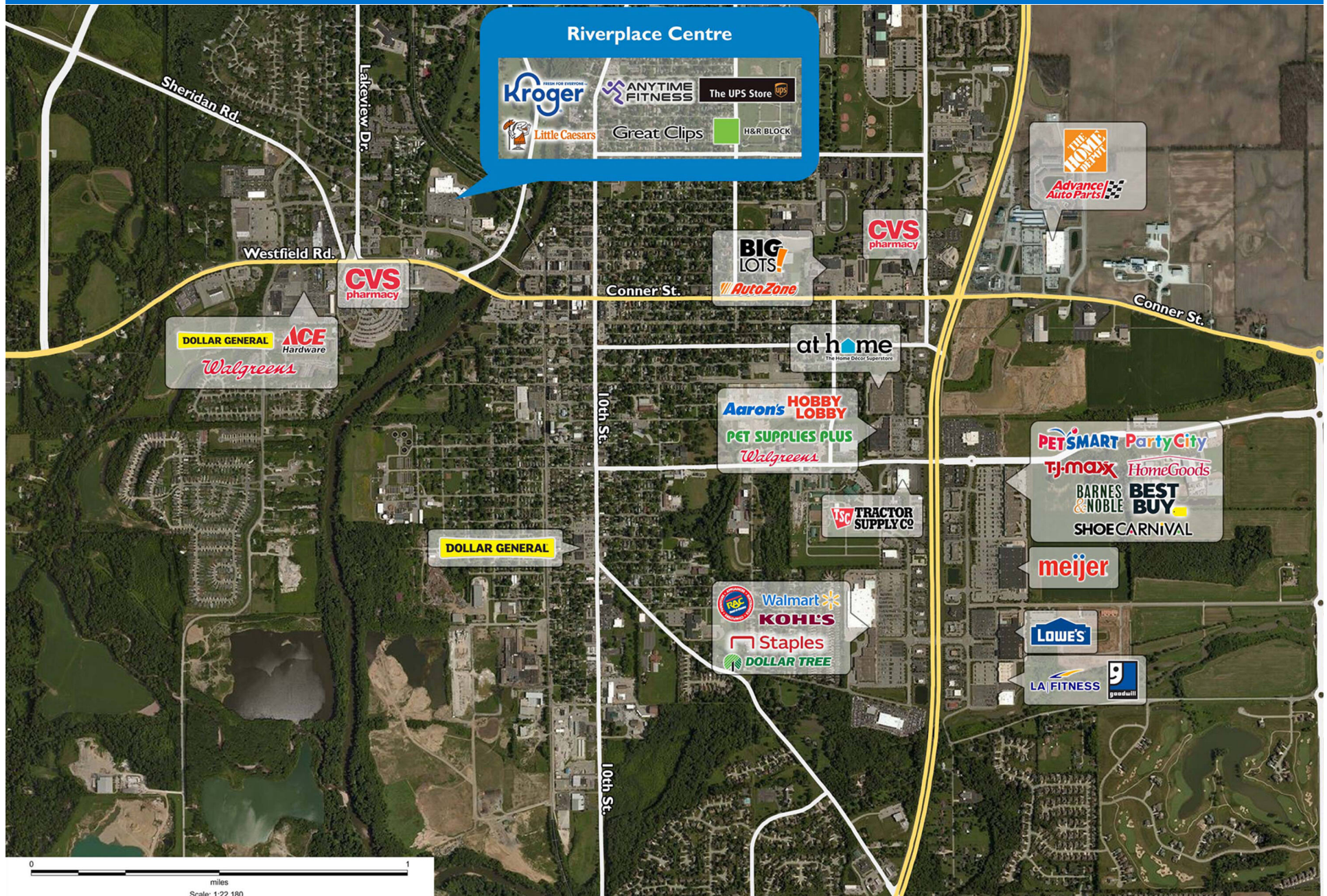
RIVERPLACE CENTRE

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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 40.04985

Longitude: -86.019726

Riverplace Centre Noblesville, IN		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	8,001	38,554	114,338
	2028 Projected Population	8,382	41,182	122,822
	2010 Census Population	7,509	32,448	80,455
	2000 Census Population	6,841	23,209	48,752
	1990 Census Population	5,992	16,718	28,890
	Historical Annual Growth 1990 to 2000	1.33%	3.33%	5.37%
	Historical Annual Growth 2000 to 2010	0.94%	3.41%	5.14%
	Estimated Annual Growth 2010 to 2023	0.46%	1.26%	2.59%
	Projected Annual Growth 2023 to 2028	0.94%	1.33%	1.44%
	Median Age	39.8	39.9	38.4
Households	Q4 2023 Estimated Households	3,335	14,408	42,071
	2028 Projected Households	3,486	15,385	45,229
	2010 Census Households	3,042	11,893	29,012
	2000 Census Households	2,864	8,657	17,707
	1990 Census Households	2,458	6,238	10,520
	Historical Annual Growth 1990 to 2000	1.54%	3.33%	5.34%
	Historical Annual Growth 2000 to 2010	0.61%	3.23%	5.06%
	Estimated Annual Growth 2010 to 2023	0.67%	1.40%	2.74%
	Projected Annual Growth 2023 to 2028	0.89%	1.32%	1.46%
	Population per Household	2.36	2.63	2.70
Population by Race	White	85.9%	86.8%	82.8%
	Black or African American	4.0%	3.8%	4.3%
	Asian & Pacific Islander	1.2%	1.6%	3.9%
	Other Races	4.6%	3.9%	4.2%
	Hispanic Population	4.3%	3.9%	4.9%
Income	Average Household Income	\$93,108	\$119,697	\$132,759
	Median Household Income	\$72,241	\$94,508	\$104,346
	Per Capita Income	\$39,384	\$45,324	\$49,136
Education (Age 25+)	Elementary	1.3%	1.3%	1.0%
	Some High School	3.9%	3.0%	2.0%
	High School Graduate	31.0%	23.3%	17.3%
	Some College	25.1%	20.1%	16.9%
	Associates Degree Only	7.0%	8.2%	8.7%
	Bachelors Degree Only	22.5%	29.4%	36.2%
	Graduate Degree	9.1%	14.7%	17.9%
Business	Number of Businesses	537	1,343	2,427
	Total Number of Employees	5,827	13,668	23,428
	Employees per Business	10.85	10.18	9.65
	Residential Population per Business	14.90	28.71	47.10

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