

RIVERPLACE CENTRE

NOBLESVILLE, IN



SIZE

74,189 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
8,168	38,862	114,520
Households		
3,400	14,522	42,119
Median HH Income (\$)		
73,932	96,782	109,795

MAJOR TENANT(S)

Kroger
The UPS Store
Little Caesars

LEASING CONTACT

Scott Faloni
Mobile (410) 693-3248
sfaloni@phillipsedison.com

MORE INFO

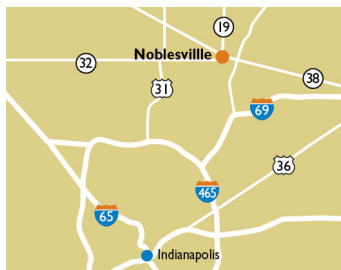
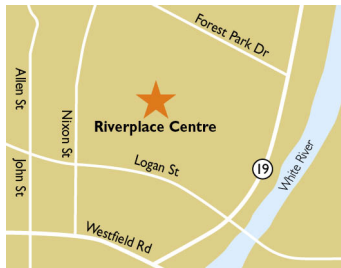
www.phillipsedison.com

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

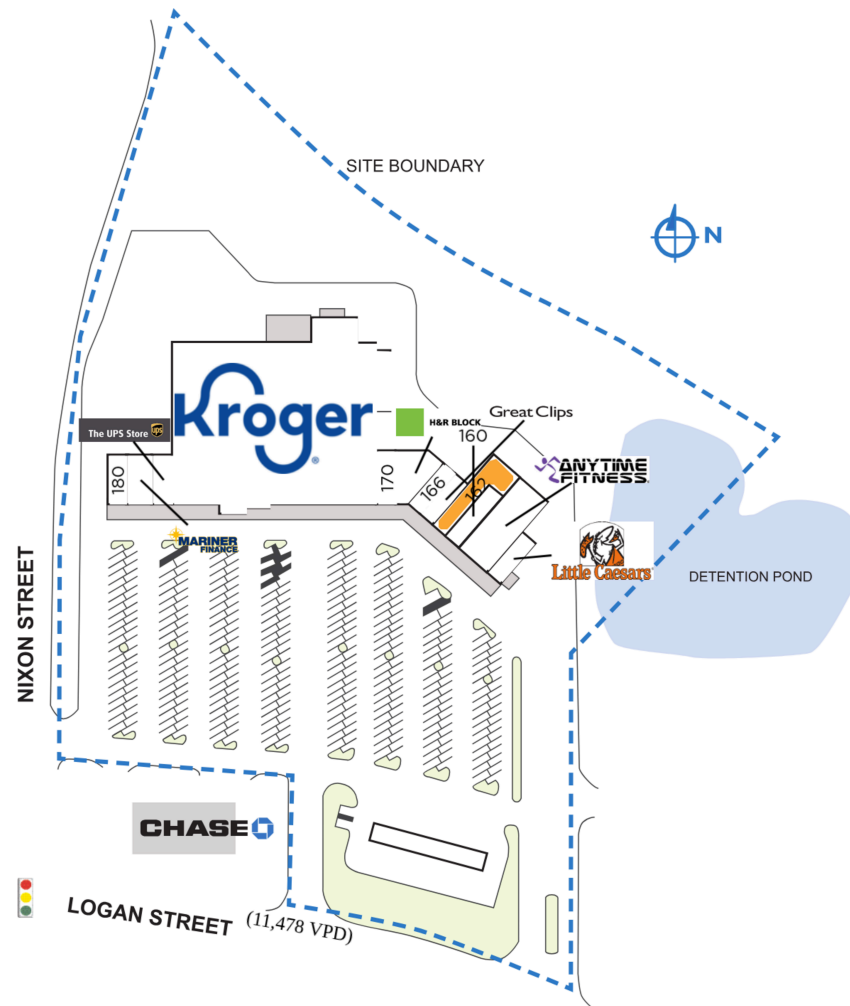


PHILLIPS EDISON & COMPANY®

RIVERPLACE CENTRE

172 Logan Street | Noblesville, IN 46060

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



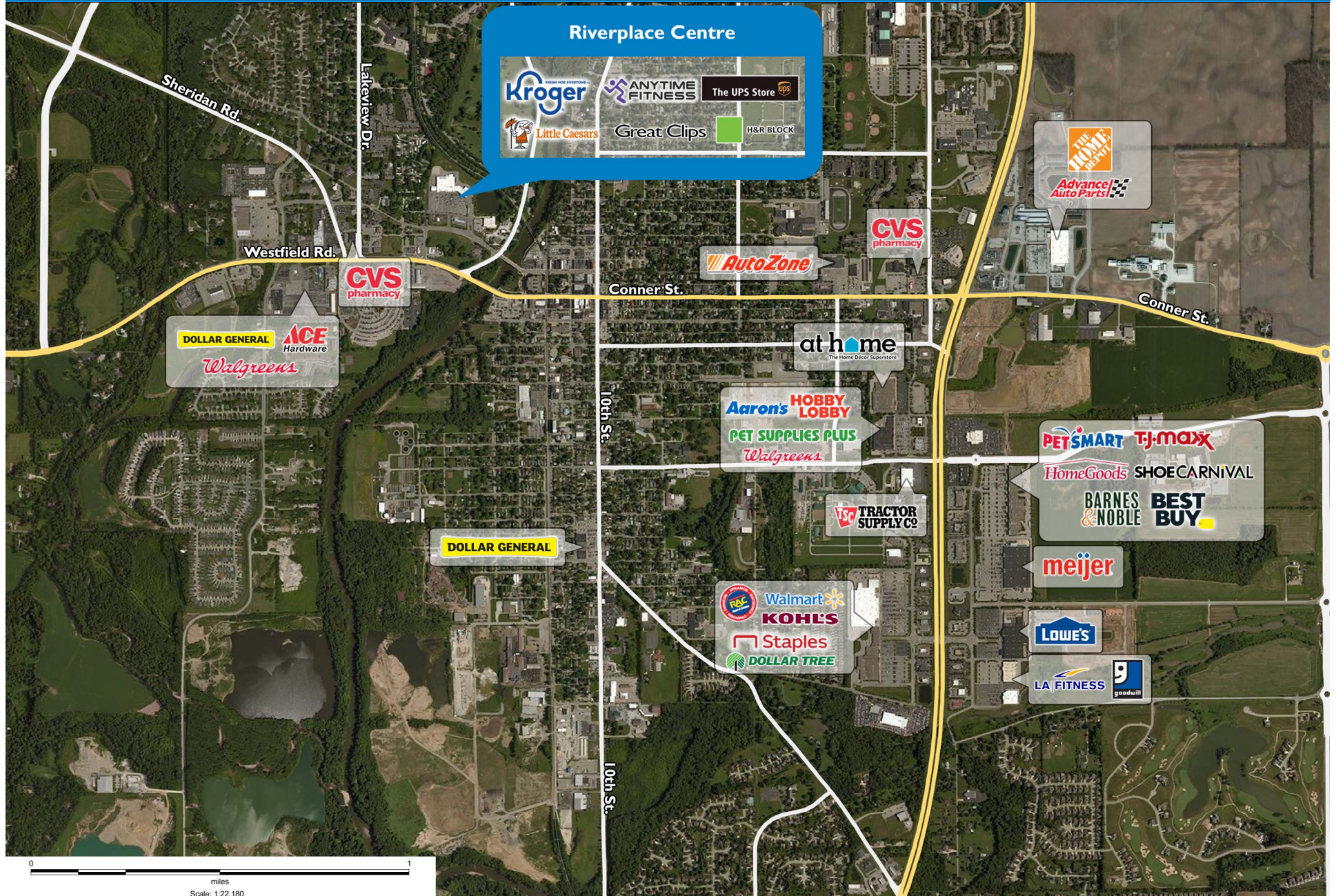
Available
 Occupied
 Coming Available
 Non-Owned
 Site Boundary

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.

RIVERPLACE CENTRE

172 Logan Street | Noblesville, IN 46060

Riverplace Centre



Demographic Summary Report

1990 - 2000 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval Retrieval

Jun 2, 2025



Latitude: 40.04985

Longitude: -86.019726

Riverplace Centre Noblesville, IN		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2024 Estimated Population	8,162	38,796	114,652
	2029 Projected Population	8,595	41,172	121,656
	2010 Census Population	7,510	32,434	80,473
	2000 Census Population	6,846	23,194	48,779
	1990 Census Population	5,993	16,704	28,885
	Historical Annual Growth 1990 to 2000	1.34%	3.34%	5.38%
	Historical Annual Growth 2000 to 2010	0.93%	3.41%	5.13%
	Estimated Annual Growth 2010 to 2024	0.57%	1.22%	2.43%
	Projected Annual Growth 2024 to 2029	1.04%	1.20%	1.19%
	Median Age	40.1	40.3	38.8
Households	Q4 2024 Estimated Households	3,398	14,497	42,165
	2029 Projected Households	3,570	15,385	44,761
	2010 Census Households	3,042	11,888	29,018
	2000 Census Households	2,864	8,652	17,714
	1990 Census Households	2,458	6,233	10,518
	Historical Annual Growth 1990 to 2000	1.54%	3.33%	5.35%
	Historical Annual Growth 2000 to 2010	0.61%	3.23%	5.06%
	Estimated Annual Growth 2010 to 2024	0.75%	1.35%	2.57%
	Projected Annual Growth 2024 to 2029	0.99%	1.20%	1.20%
	Population per Household	2.37	2.63	2.70
Population by Race	White	86.4%	85.7%	82.2%
	Black or African American	3.8%	3.9%	4.3%
	Asian & Pacific Islander	1.1%	1.7%	4.0%
	Other Races	4.2%	3.7%	4.0%
	Hispanic Population	4.5%	4.9%	5.6%
Income	Average Household Income	\$94,832	\$126,423	\$139,345
	Median Household Income	\$73,888	\$96,683	\$109,751
	Per Capita Income	\$40,036	\$47,829	\$51,531
Education (Age 25+)	Elementary	2.0%	1.3%	1.0%
	Some High School	4.1%	3.2%	2.1%
	High School Graduate	27.8%	22.3%	17.0%
	Some College	25.6%	20.2%	16.4%
	Associates Degree Only	7.1%	8.2%	8.7%
	Bachelors Degree Only	24.3%	30.3%	36.0%
	Graduate Degree	9.1%	14.5%	18.8%
Business	Number of Businesses	546	1,377	2,494
	Total Number of Employees	5,755	13,567	23,333
	Employees per Business	10.53	9.86	9.36
	Residential Population per Business	14.94	28.18	45.98

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