



ANNIE SCOTT REALTY GROUP

Commercial | Residential Real Estate Specialists



F.C. Tucker Company



56 SOUTH 6TH ST, NOBLESVILLE, IN 46060



Exceptional Commercial
Opportunity in the Heart of
Historic Downtown Noblesville

FOR SALE

\$1,590,000



Executive Summary

Exceptional Commercial Opportunity in the Heart of Historic Downtown Noblesville

Located just steps from the Hamilton County Courthouse, Noblesville City Courthouse, and the picturesque White River, this property places you squarely in one of Indiana's most dynamic and sought-after downtowns. This is more than just real estate—it's a chance to plant roots in a thriving, walkable community that continues to grow while maintaining its historic charm.

Downtown Noblesville is experiencing a modern renaissance. Once known primarily for its charming courthouse square and antique shops, the area has transformed into a bustling destination for both locals and visitors. The newly built East Bank Noblesville Riverside Apartments are just around the corner, and directly across the street you'll find a brand new 219-unit luxury apartment community—ensuring a steady flow of residents, foot traffic, and energy. The neighborhood is alive with boutique shops, art galleries, restaurants, and local events, all while nestled along the White River's natural beauty. The city is also investing heavily in infrastructure, green spaces, and economic development, making this an ideal time to be a part of its upward trajectory.

The property at 56 S 6th Street offers incredible flexibility. Use the existing structure or reimagine the land entirely—the location supports both. Whether you're an investor, developer, business owner, or visionary entrepreneur, this site provides the kind of visibility, access, and long-term potential that's rarely available in such a prime corridor. Public parking is nearby, making it easy for customers or tenants to come and go, and the pedestrian-friendly design of downtown encourages discovery and engagement.

This location is not just central—it's integral. The heart of Noblesville is where tradition meets opportunity, and where businesses flourish amid culture, community, and growth. From festivals and farmers markets to concerts and first Fridays, the lifestyle here creates constant movement, attention, and local pride.

Opportunities like this do not come around often. Whether you're looking to make your mark with a flagship storefront, upscale office, or a boutique mixed-use development, 56 S 6th Street is ready for your vision.

Property Summary

56 S 6TH ST, NOBLESVILLE, IN 46060

Offering Price	\$1,590,000
Property Type	Commercial
Building Size	6,880 SF
Lot Size	8,712 Sf SF (0.2 Acre)
Stories	1
Structural Framing	Wood and Steel
Year Built	1973
Parcel No.	29-06-36-405-039.000-013
Tax (2023)	\$2,655.30

56 S 6TH ST, NOBLESVILLE, IN 46060

Property Type	Commercial
Stories	1
Structural Framing	Wood and Steel
Year Built	1962
Second Parcel No.	29-06-36-405-040.000-013
Tax (2023)	\$3,682.04
Zoning	DT (Downtown District) Primary uses are retail, personal service, office, commercial, and mixed-use buildings.



Neighborhood Map



Aerial Photos



Exterior Photos



Exterior Photos



Interior Photos



Interior Photos



DEMOGRAPHIC SUMMARY

56 S 6th St, Noblesville, Indiana, 46060

Rings: 1, 3, 5 mile radii

KEY FACTS

5 miles

120,966

Population

37.4

Median Age



44,687

Households

\$88,421

Median Disposable Income

EDUCATION

5 miles

2.6%

No High School Diploma



16.3%

High School Graduate



24.0%

Some College/Associate's Degree



57.2%

Bachelor's/Graduated/Prof Degree

INCOME

5 miles



\$109,670

Median Household Income



\$52,723

Per Capita Income



\$449,218

Median Net Worth

ANNUAL HOUSEHOLD SPENDING

5 miles



\$2,986

Apparel & Services



\$340

Computers & Hardware



\$5,021

Eating Out



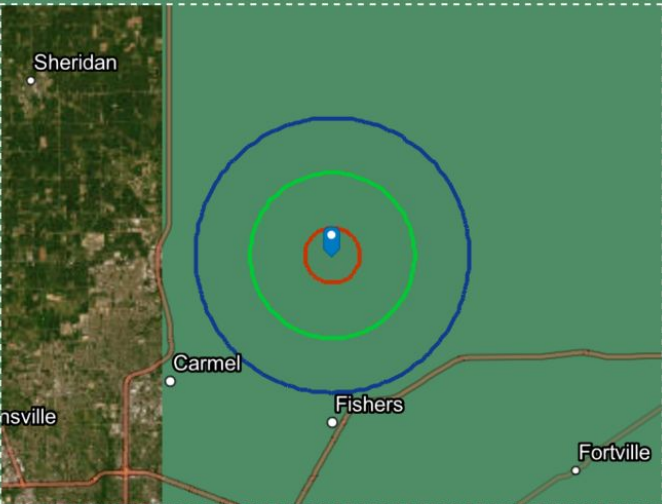
\$8,826

Groceries



\$9,457

Health Care



BUSINESS

5 miles



2,947

Total Businesses



31,653

Total Employees

Variables	1 mile	3 miles	5 miles
2023 Total Population	8,086	39,864	120,966
2023 Household Population	8,002	39,190	120,101
2023 Family Population	6,105	33,148	103,638
2028 Total Population	9,127	41,856	128,627
2028 Household Population	9,043	41,182	127,761
2028 Family Population	6,909	34,771	110,177

Source: This infographic contains data provided by Esri (2024, 2029), Esri-U.S. BLS (2024), Esri-MRI-Simmons (2024), Esri-Data Axle (2024). © 2025 Esri

OFFICE MARKET PROFILE

56 S 6th St, Noblesville, Indiana, 46060 4
Ring of 5 miles

This infographic provides a set of key demographic, market potential and spending indicators that allow you to quickly understand the market opportunities and demographics of an area that provide powerful decision-making insight about office location.

[Learn more about this data](#)



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PROJECTED ANNUAL GROWTH RATE



INTERNET ACCESS (INDEX)



102

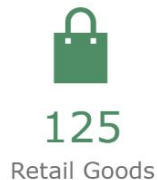
Access to Internet at home



103

Internet at home via high speed connection

LIFESTYLE SPENDING (INDEX)



Tapestry segments



4A

Workday Drive

10,547 households

23.6%

of Households



7A

Up and Coming Families

8,340 households

18.7%

of Households



1C

Boomburbs

7,311 households

16.4%

of Households



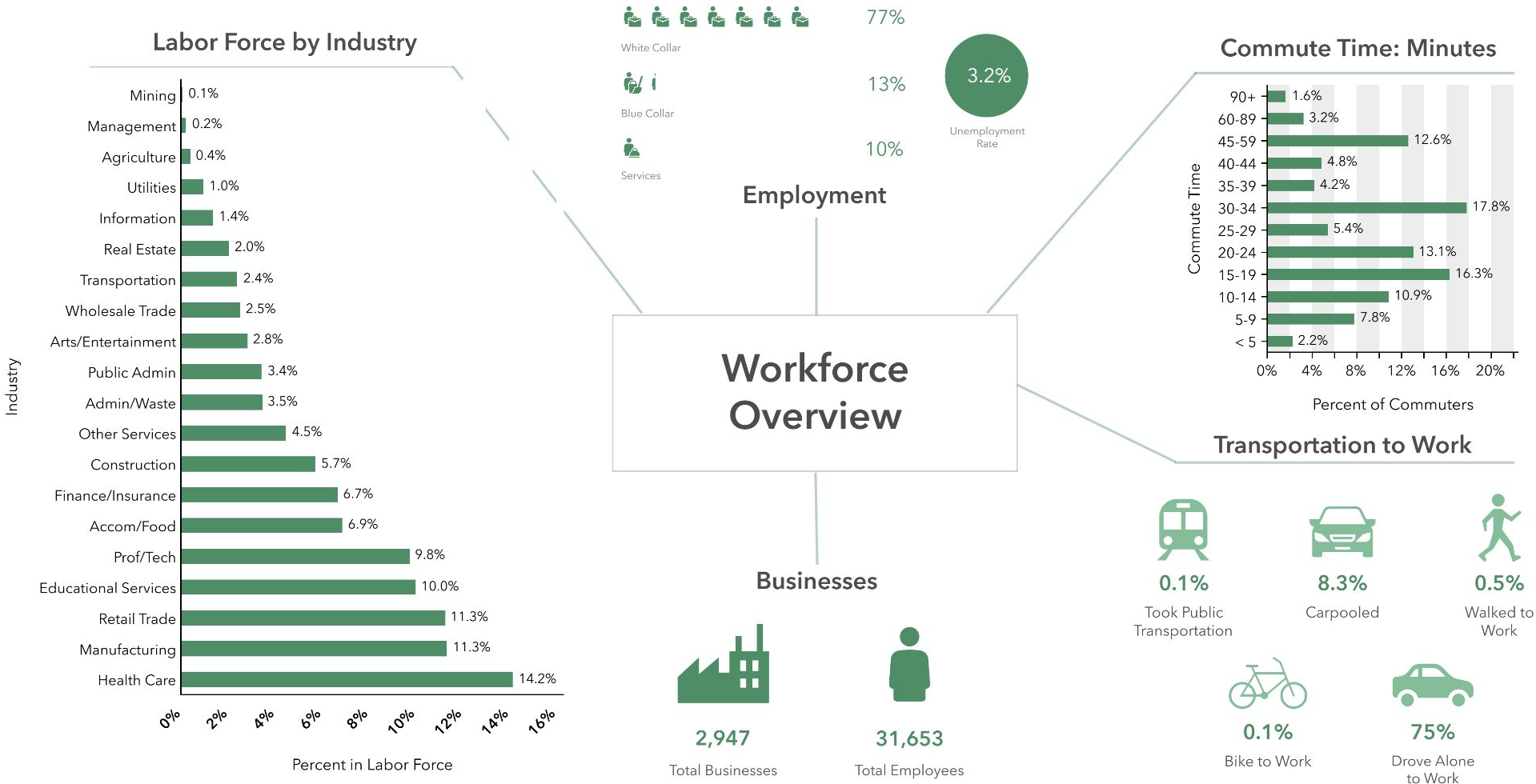
Economic Development Profile

56 S 6th St, Noblesville, Indiana, 46060 4

Ring of 5 miles



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Source: This infographic contains data provided by Esri (2024), Esri-Data Axle (2024), ACS (2018-2022).

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COMMUTE PROFILE

56 S 6th St, Noblesville, Indiana, 46060 4
Ring of 5 miles

This infographic provides information about how population age 16+ travels to work. This data comes from the American Community Survey (ACS) from the US Census Bureau. Read an in-depth analysis on the [ACS documentation page](#).

TRANSPORTATION TO WORK



0.1%

Took Public Transportation



8.3%

Carpooled



0.5%

Walked to Work



0.1%

Bike to Work

WORKERS



60,439

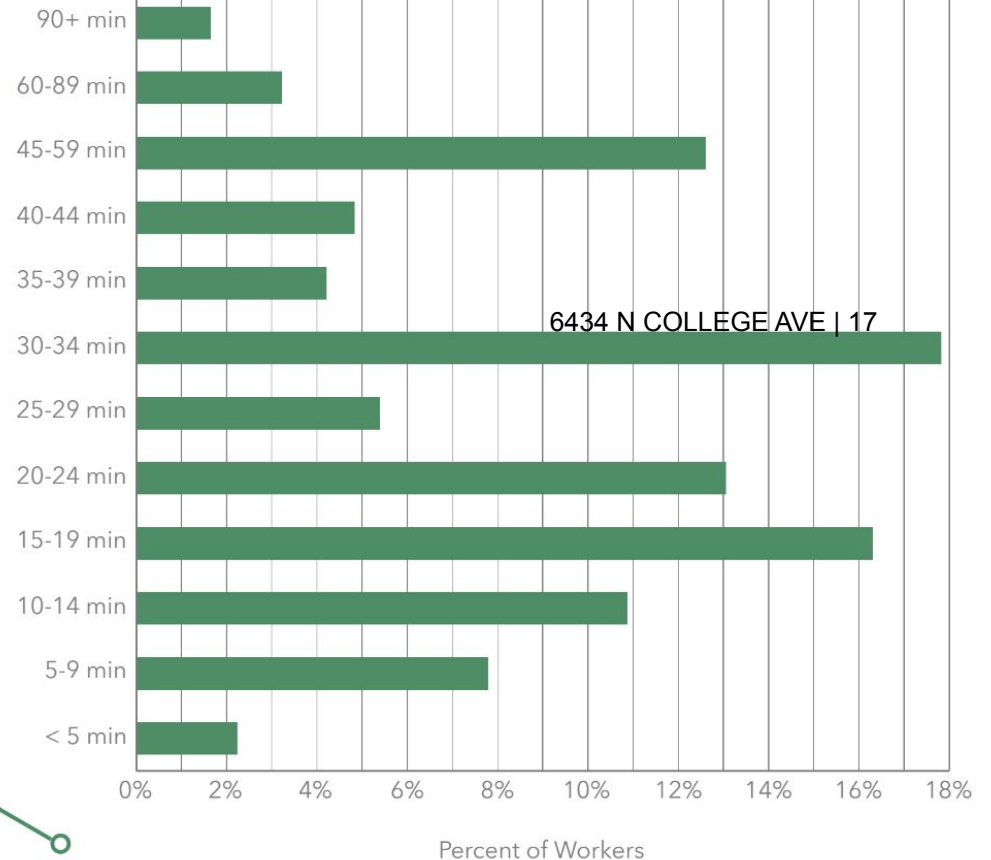
ACS Workers Age 16+



75.2%

Drove Alone to Work

TRAVEL TIME TO WORK



AREA OVERVIEW

NOBLESVILLE, IN

Noblesville, Indiana, serves as the county seat of Hamilton County and has experienced significant growth in recent years. As of 2023, the city's population was estimated at 73,916, reflecting a 5.8% increase since 2020.

Brief History

Founded in 1823 by William Conner and Josiah Polk, Noblesville's development was significantly influenced by the arrival of the Indianapolis, Peru, and Chicago Railroad in 1851, which spurred economic growth. The late 19th-century discovery of natural gas led to a boom, resulting in the construction of many historic buildings that contribute to the city's charm today.

Economy

Noblesville boasts a diverse and robust economy. The median household income between 2019 and 2023 was \$102,319, and the median property value stood at \$321,800. The city has identified key industries for growth, including Life Science Innovation, Health Technology, Advanced Manufacturing, Wholesale Trade, and Professional, Technical & Financial Services.

Education

Noblesville places a strong emphasis on education:

- Noblesville Schools: Serving over 10,000 students across 10 schools, the district is recognized for academic excellence and offers numerous extracurricular opportunities.
- Higher Education: The city's proximity to institutions such as Purdue University, Ball State University, and Indiana University-Indianapolis provides residents with access to a range of higher education opportunities.



Source: matthewdphotography, Ruoff Music Center, Hamilton County

56 SOUTH 6TH ST.

NOBLESVILLE, IN 46060

EXCLUSIVELY LISTED BY:



Annie Scott

Realtor / Broker

Annie Scott Realty Group LLC

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