

FOR SALE COMMERCIAL

Offering Price:

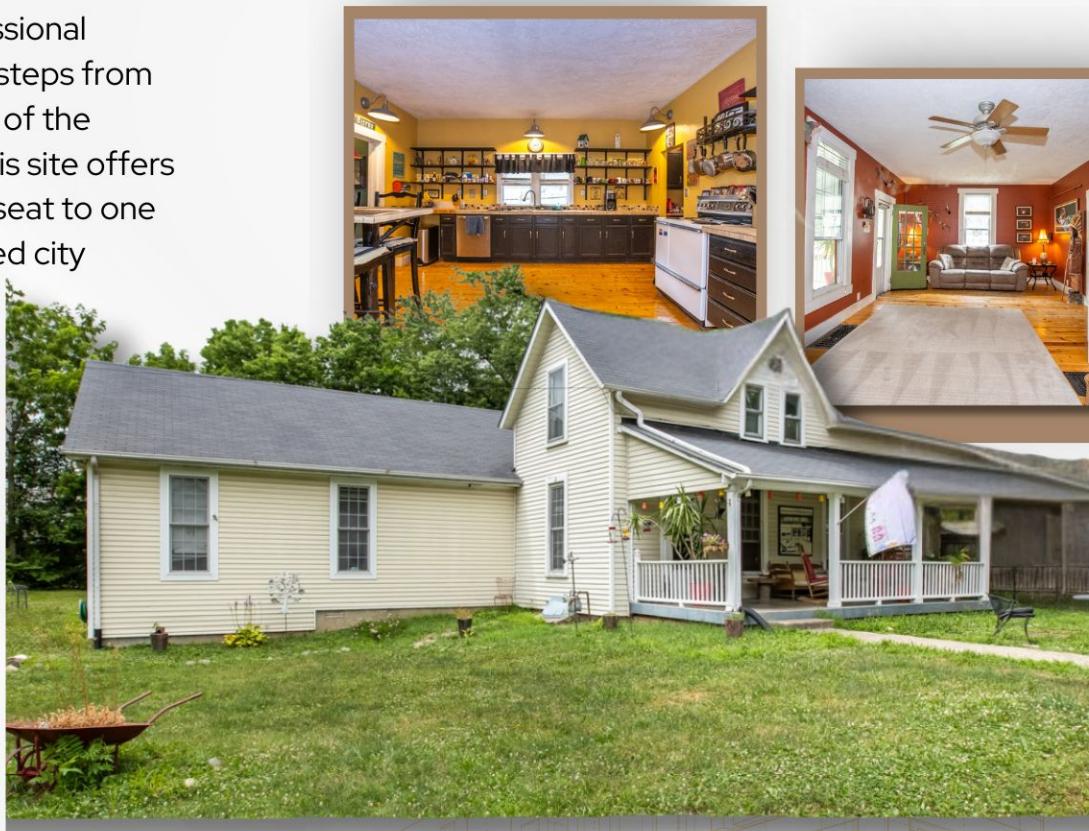
\$375,000



285 John St
Noblesville, IN 46060

Highly visible corner commercial property in the heart of Downtown Noblesville, zoned FeHiPD within the Professional Office subdistrict for non-residential use. Located just steps from Federal Hill Commons Park and within walking distance of the downtown square, shops, restaurants, and Riverwalk, this site offers strong exposure, excellent walkability, and a front-row seat to one of Indiana's fastest-growing and most actively revitalized city centers.

- ▶ Prime corner location in Downtown Noblesville with FeHiPD zoning for professional and service-based uses
- ▶ Walkable to Federal Hill Commons Park, downtown amenities, and community events
- ▶ Positioned in a high-growth, business-friendly market with continued investment and infrastructure improvements



ANNIE SCOTT
REALTY GROUP

Commercial | Residential Real Estate Specialists



F.C. Tucker Company

CONTACT US

317-902-8622

OFFERING SUMMARY

PROPERTY DETAILS

| | |
|---------------------|--------------------------|
| Price: | \$375,000 |
| Property Type: | Residential |
| Building Size: | 1,960 SF |
| Lot Size: | 20,473 SF (0.47 Acre) |
| Stories: | 1 |
| Structural Framing: | Wood and Steel |
| Year Built: | 1896 |
| Parcel No.: | 29-06-36-401-003.000-013 |

TAX INFORMATION

| | |
|---------|----------------------------------|
| 2023: | \$2,519.44 |
| 2022: | \$2,417.64 |
| 2021: | \$2,008.94 |
| 2020: | \$2,000.38 |
| Zoning: | Federal Hill Planned Development |



OFFERING SUMMARY

Welcome to 285 John Street, an exceptional corner property located at Logan and John Streets in the center of Downtown Noblesville. Zoned FeHiPD (Federal Hill Planned Development) within the Professional Office subdistrict, this property is specifically designated for non-residential use—making it ideal for professional offices, medical practices, or service-based commercial development. Residential use is not permitted.

This property sits just steps from the beautifully designed Federal Hill Commons Park, a major community gathering space that hosts concerts, farmers markets, and seasonal events. The surrounding area features a mix of historic charm and modern energy, with walkable access to Noblesville's popular downtown square, boutique shops, restaurants, and the scenic Riverwalk. With consistent investment in revitalization, this district is quickly becoming a hub for professional, cultural, and economic activity.

Noblesville is one of Indiana's most desirable and fastest-growing cities, offering an unbeatable combination of small-town warmth and big-city opportunity. Located just north of Indianapolis, it boasts a strong local economy, a thriving arts scene, excellent schools, and a business-friendly environment. The city's commitment to smart growth is evident through recent projects like the Levinson mixed-use development, streetscape enhancements, and ongoing infrastructure improvements throughout the downtown core. The Federal Hill zoning district is designed to attract high-quality commercial development that enhances both the functionality and character of the city center.

The property at 285 John Street is a rare opportunity to invest in a high-demand location with future-forward zoning and unmatched walkability. It's a place where business and community come together—and where your next great project can take shape. Now is the time to stake your claim in the future of Downtown Noblesville.

To explore the full zoning guidelines and permitted uses for the Professional Office subdistrict within the Federal Hill Planned Development, visit the City of Noblesville's municipal code:

- <https://online.encodeplus.com/regs/noblesville/doc-viewer.aspx#secid-3455>
- <https://online.encodeplus.com/regs/noblesville/doc-viewer.aspx#secid-3800>

OFFERING SUMMARY

PERMITTED FeHiPD USES

1. RESIDENTIAL USES: Dwelling Unit located on 2nd floor of or above a non-residential building

2. EDUCATIONAL USES:

- Colleges and Universities
- Schools, (Business and Trade)

3. INSTITUTIONAL USES:

- Fire and/or Police Station, Government Office
- Library, Post Office, Public Service Facility

4. CULTURAL USES:

- Hotel or Motel, Indoor Cinema or Theater
- Meeting or Party Hall

5. MISCELLANEOUS USES:

- Parking Garage

6. COMMERCIAL/RETAIL/SERVICE USES:

- Bar, Tavern, Lounge or Night Club, Brewpub
- Financial, Insurance & Real Estate Services
- Offices & Clinics of Physicians, Dentists, or other Health Care Practitioners
- Offices
- Personal Care Establishment
- Professional and Technical Services
- Restaurant (Without Drive-Thru)
- Retail Sales

7. AGRICULTURAL USES



PROPERTY PHOTOS



EXTERIOR



EXTERIOR

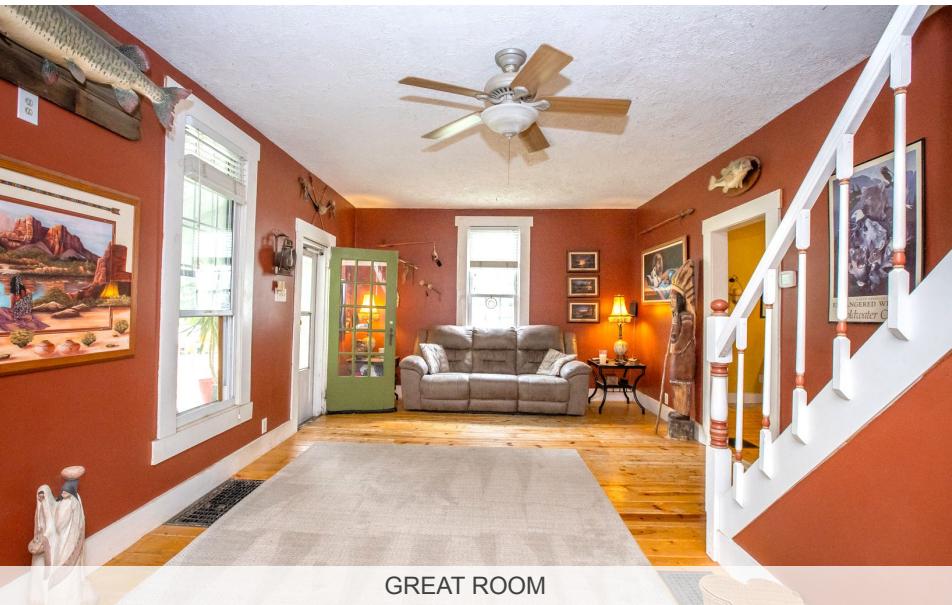


PORCH

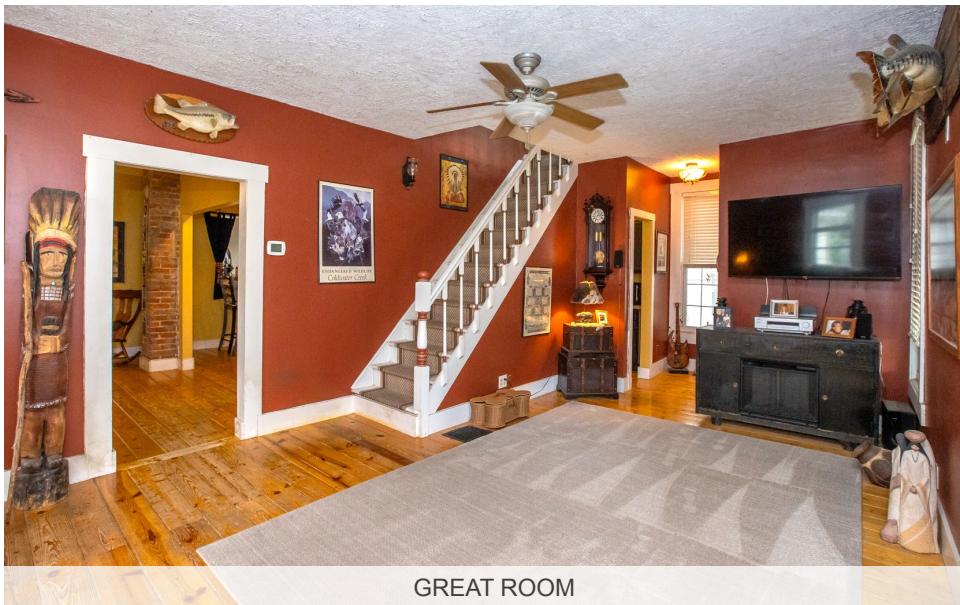


PORCH

PROPERTY PHOTOS



GREAT ROOM



GREAT ROOM



SUN ROOM



SUN ROOM

PROPERTY PHOTOS



KITCHEN



KITCHEN



DINING ROOM



DINING ROOM

PROPERTY PHOTOS



BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4

NEIGHBORHOOD OVERVIEW



NEIGHBORHOOD 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.

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



\$3.9 Billion+ Private Investment



HISTORIC NOBLESVILLE SQUARE



RUOFF MUSIC CENTER



HAMILTON TOWN CENTER

DEMOGRAPHIC SUMMARY

285 John St, Noblesville, Indiana, 46060 2

Rings: 1, 3, 5 mile radii

KEY FACTS

116,991

Population



43,495

Households

38.1

Median Age

\$99,640

Median Disposable Income

EDUCATION

2.5%

No High School Diploma



23.2%



16.2%
High School Graduate

Some College/
Associate's Degree
58.0%
Bachelor's/Gra-
d/ Prof Degree

5 miles

INCOME



\$120,527

Median Household Income



\$57,148

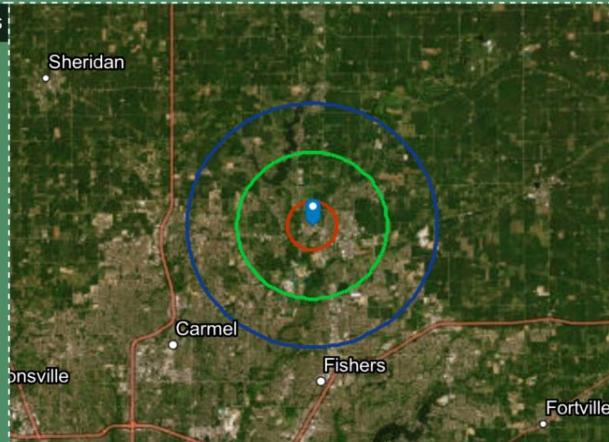
Per Capita Income



\$492,871

Median Net Worth

5 miles



BUSINESS



2,888

Total Businesses



30,343

Total Employees

ANNUAL HOUSEHOLD SPENDING



\$3,232

Apparel & Services



\$300

Computers & Hardware



\$5,410

Eating Out



\$9,412

Groceries



\$9,987

Health Care

5 miles

| Variables | 1 mile | 3 miles | 5 miles |
|---------------------------|--------|---------|---------|
| 2023 Total Population | 7,633 | 39,230 | 116,991 |
| 2023 Household Population | 7,554 | 38,583 | 116,095 |
| 2023 Family Population | 5,902 | 32,828 | 99,748 |
| 2028 Total Population | 8,336 | 42,654 | 125,353 |
| 2028 Household Population | 8,257 | 42,008 | 124,457 |
| 2028 Family Population | 6,422 | 35,635 | 106,563 |

OFFICE MARKET PROFILE

285 John St, Noblesville, Indiana, 46060 2
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](#)

PROJECTED ANNUAL GROWTH RATE



1.39%
Population



-0.51%
Generation X



0.41%
Generation Z



1.77%
Millennial

INTERNET ACCESS (INDEX)



102

Access to Internet at home



103

Internet at home via high speed connection

LIFESTYLE SPENDING (INDEX)



131

Meals at
Restaurants



132

Entertainment/
Recreation



131

Retail Goods

132

Apparel & Services



130

Home Services

Tapestry segments

No segments found

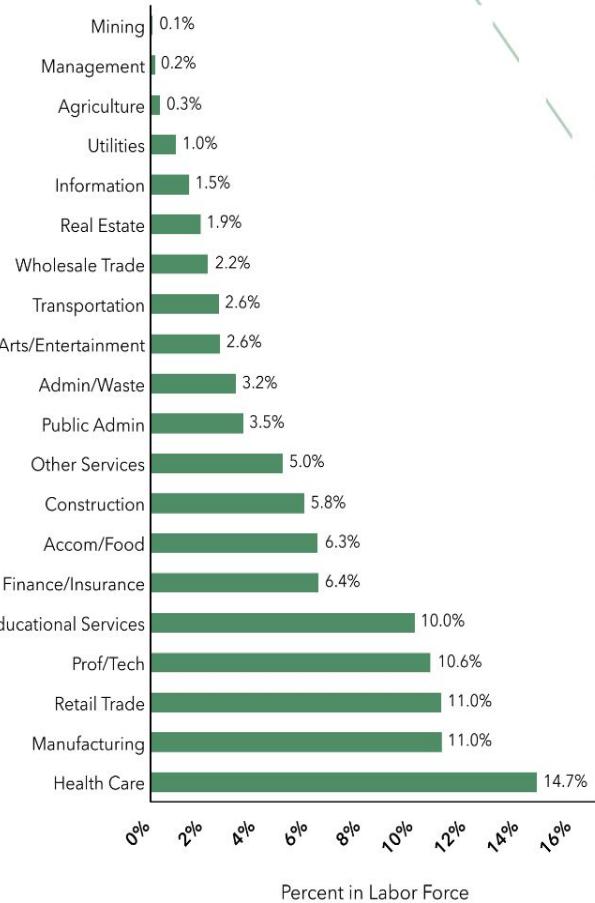
Economic Development Profile

285 John St, Noblesville, Indiana, 46060 2

Ring of 5 miles

Labor Force by Industry

Industry



77%



13%



10%

Employment



Unemployment Rate

Workforce Overview



2,888

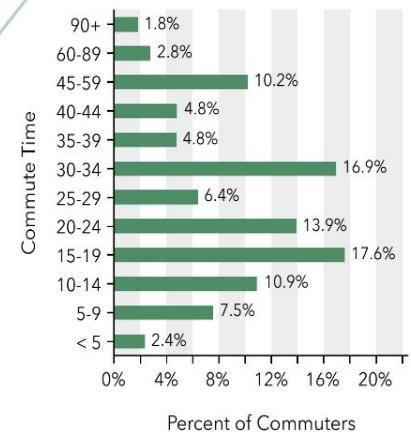
Total Businesses



30,343

Total Employees

Commute Time: Minutes



Transportation to Work



0.1%

Took Public
Transportation



7.6%

Carpooled



0.5%

Walked to
Work



0.2%

Bike to Work



73%

Drove Alone
to Work

COMMUTE PROFILE

285 John St, Noblesville, Indiana, 46060 2

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



7.6%

Carpooled



0.5%

Walked to Work



0.2%

Bike to Work

WORKERS



58,636

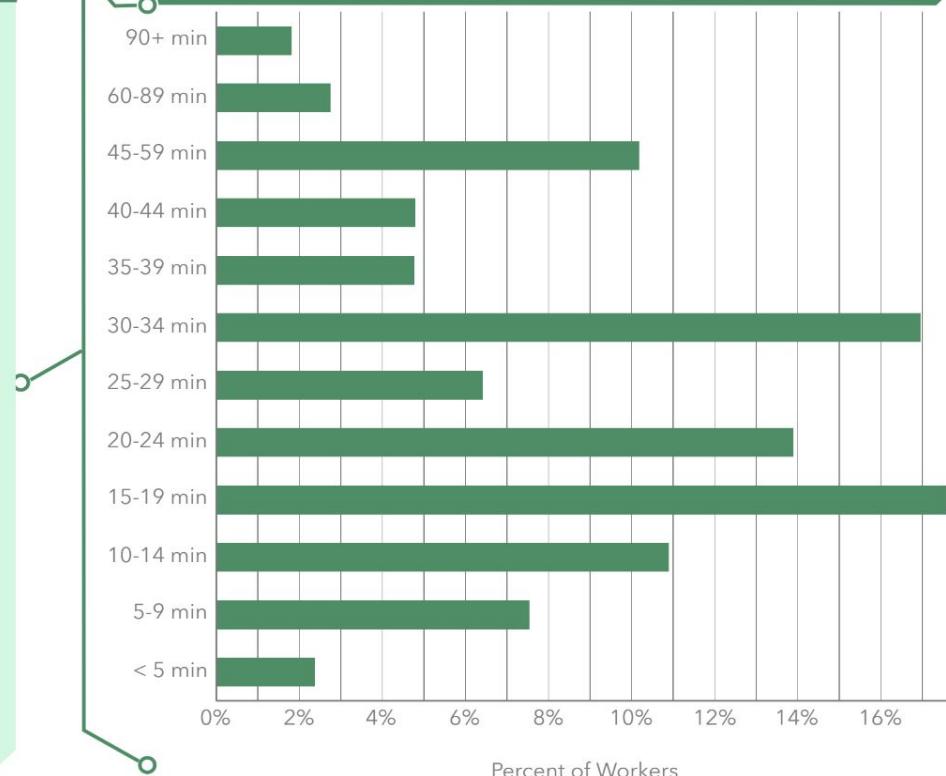
ACS Workers Age 16+



73.0%

Drove Alone to Work

TRAVEL TIME TO WORK



COMMERCIAL PROPERTY FOR SALE

285 JOHN ST

NOBLESVILLE, IN 46060

EXCLUSIVELY LISTED BY:

Annie Scott

Realtor / Broker

Annie Scott Realty Group LLC / F.C. Tucker

Mobile: 317-902-8622

Email: annie.scott@talktotucker.com



ANNIE SCOTT REALTY GROUP

Commercial | Residential Real Estate Specialists



F.C. Tucker Company

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