



APPROVED DAYCARE SITE



SALE PRICE

\$525,000

ACREAGE

1.95 ACRES

- + Excellent visibility along Boden Road
- + Utilities at the site
- + Immediately south of Finch Creek Park, a 130,000 SF youth sports facility
- + Part of the newly developed Blue Ridge Creek subdivision, featuring 169 residential homesites
- + Immediately north of the proposed Hamilton Southeastern Elementary School
- + Less than 2.5 miles from Hamilton Town Center

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16041 BODEN ROAD, NOBLESVILLE, IN 46060

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	26,967	87,182	294,222
Average age	30.9	31.9	35.1

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	9,883	32,412	111,584
Average HH income	\$107,496	\$121,284	\$125,277

* Demographic data derived from SitesUSA

