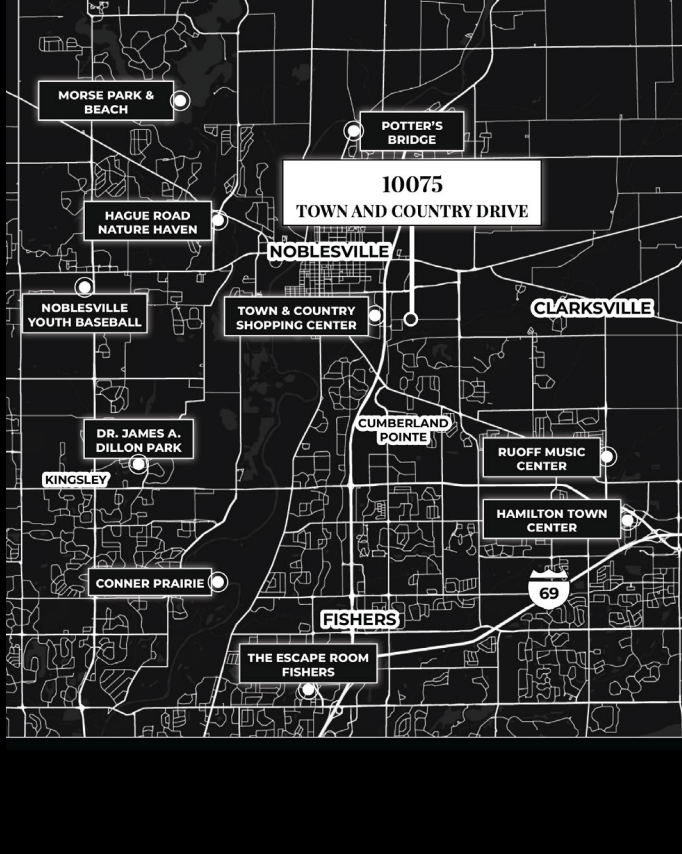




## 10075 TOWN AND COUNTRY DRIVE

Fitness-anchored community shopping center situated **along US-37 in Noblesville, IN**. Stoney Creek Commons has excellent visibility from roadway and is adjacent to high volume home improvement retailer, Lowe's. Stoney Creek Commons is supported by customers with strong household demographics in this fast-growing suburban market.

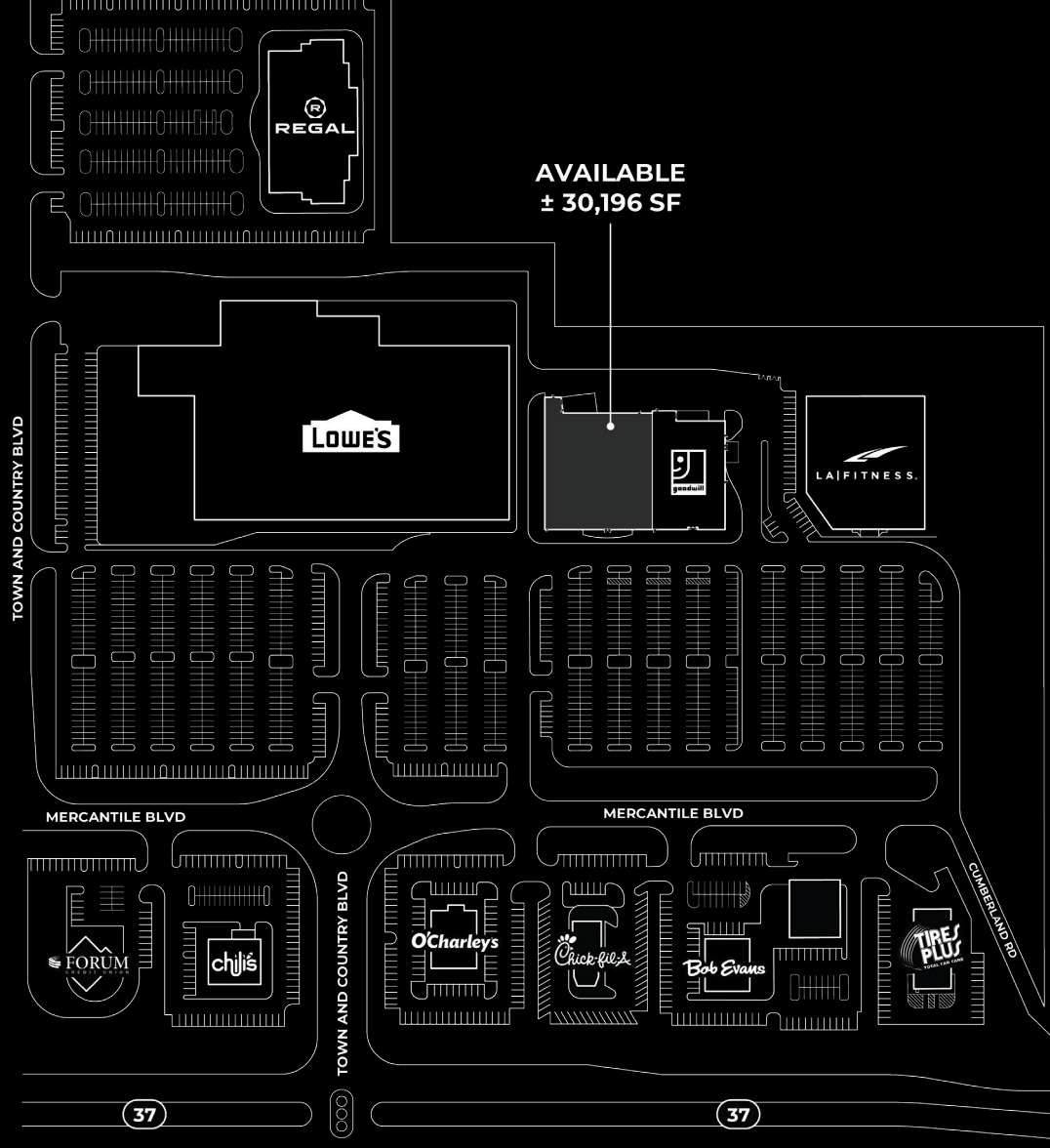
Stoney Creek Commons, located in Noblesville, Indiana - is the seat of Hamilton County and is located just 23 miles north of downtown Indianapolis. After the population nearly doubled last decade, Noblesville became the 14th largest city or town in the entire state.



## PROPERTY HIGHLIGHTS

84,226 GLA 11.4 TOTAL ACRES 30,196 SQUARE FEET AVAILABLE 6.42/1,000 PARKING RATIO PYLON SIGNAGE AVAILABLE

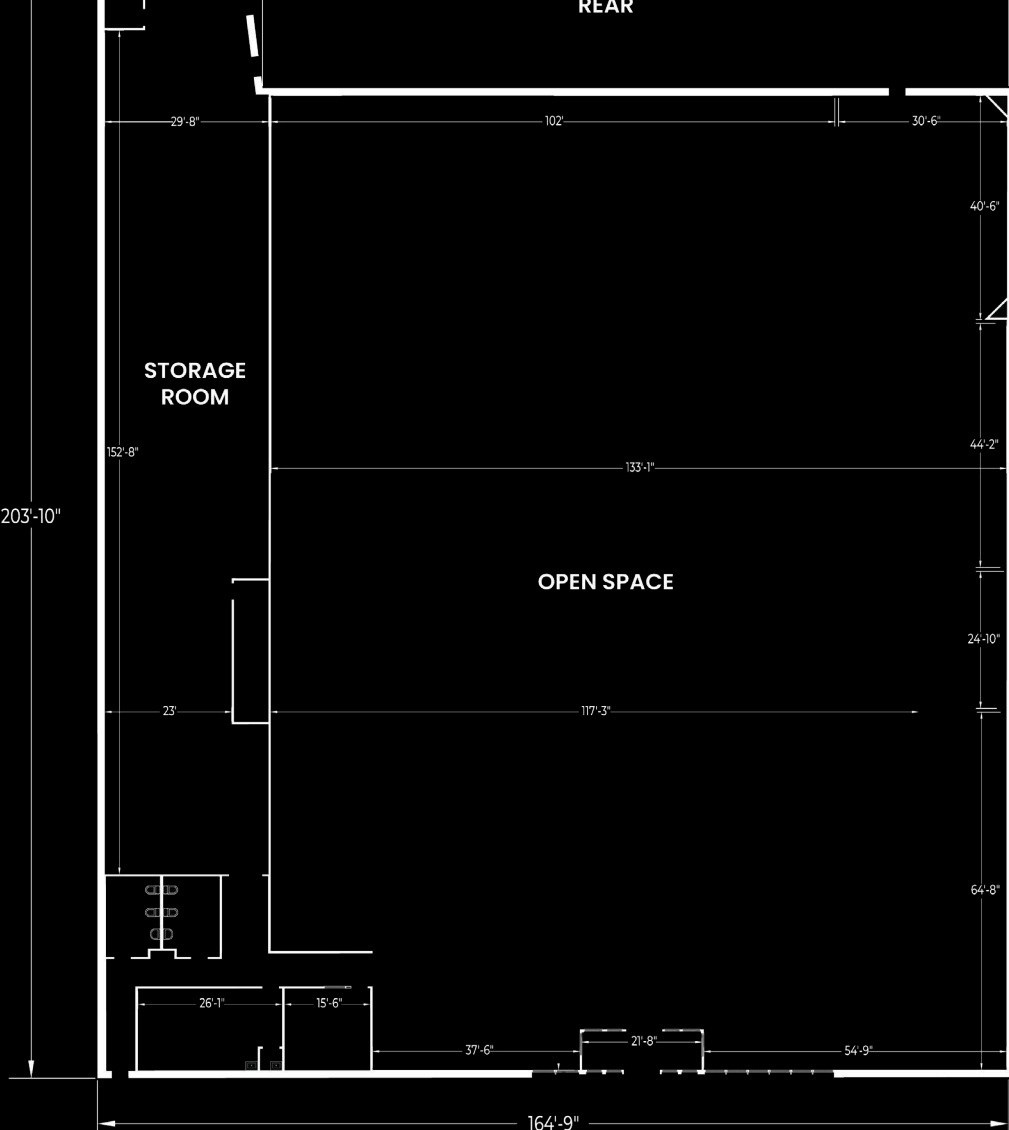
## SITE PLAN



## LEASE AVAILABILITY

BOX 04	±30,196 SF	AVAILABLE
GOODWILL	±19,030 SF	LEASED
LA FITNESS	±35,000 SF	LEASED

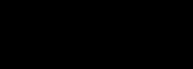
## BOX 04



### DEMOGRAPHICS

2022 Summary	1 mile	3 miles	5 miles
Population	3,527	48,076	114,258
Households	1,370	18,064	41,820
Families	1,004	12,875	30,654
Average Household Size	2.57	2.63	2.71
Owner Occupied Housing Units	895	12,985	31,538
Renter Occupied Housing Units	475	5,079	10,282
Median Age	34.7	34.9	35.3
Median Household Income	\$102,693	\$90,359	\$98,097
Average Household Income	\$142,657	\$119,132	\$128,834

### INTERSTATE ACCESS



### MAJOR RETAILERS



VIRTUAL TOUR  
DOWNLOAD FLYER  
DOWNLOAD SITE PLAN  
DOWNLOAD LOD

## ABOUT BRIGHTPOINT REAL ESTATE

BrightPoint Real Estate has redefined the business of real estate, modernizing and advancing the industry by fostering a culture of partnership in which all clients and listings are represented in a collaborative environment by our expert agents.

Our experts offer a personalized service in all aspects of the Real Estate Industry. We represent clientele who buy, build, occupy and invest in a variety of assets including office, industrial, retail, multi-family, and land real estate.

## ABOUT OUR PARTNERS

Kite Realty Group Trust (NYSE: KRG) is a real estate investment trust (REIT) headquartered in Indianapolis, IN and one of the largest publicly traded owners and operators of open-air shopping centers and mixed-use assets. The company's primary grocery-anchored portfolio is located in high-growth warmer and cheaper markets and select strategic gateway markets. The combination of necessity-based grocery-anchored neighborhood and community centers, along with vibrant mixed-use assets makes the KRG portfolio an ideal mix for both retailers and consumers. Publicly listed since 2004, KRG has nearly 60 years of experience in developing, constructing and operating real estate. Using operational, investment, development, and redevelopment expertise, KRG continuously optimizes its portfolio to maximize value and return to shareholders.

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