

# Cumberland Pointe Marketplace

An Urbahns Companies Retail Development

Gateway to Noblesville  
and its Corporate Campus



URBAHNS COMPANIES, INC.

Development, Management and Investment Real Estate

# Why should your business be in Cumberland Pointe Marketplace ?

## POPULATION GROWTH:

**Cumberland Pointe Marketplace** is situated on one of the last remaining prime retail corners in all of Noblesville, IN, which is located within Hamilton County, the fastest growing community in Indiana, and the 6th fastest in the entire US.

## CURRENT POPULATION:

**Cumberland Pointe Marketplace** sits at the hub of this vibrant central Indiana area. Within a 5-mile radius are estimated to be over 100,000 residents by 2010, with a median household income of over \$80,000, and a strong mix of both "blue collar" and "white collar" workers and their families. These residents' median age is 32.2 years.

## CORPORATE CAMPUS:

**Cumberland Pointe Marketplace** is the gateway to Noblesville's highly touted "Corporate Campus", a 3,600 acre, master-planned mixed-use development. The Corporate Campus already includes many office, medical and industrial buildings, with several more planned or already under construction. Along with the commercial development, the Campus will include over 2,000 already approved or constructed residences, numerous multi-family homes, and more, all of which sit just a short distance from Cumberland Pointe.

## VISIBILITY AND ACCESS:

**Cumberland Pointe Marketplace** is a 72 acre development that offers more than a half-mile of highly visible frontage on State Road 37, the major highway artery between Noblesville and Indianapolis, and the major thoroughfare through Noblesville itself, carrying over 40,000 cars per day. Also, Cumberland Road, recently widened to 4 lanes and re-routed through Cumberland Pointe, has improved access and visibility to the entire Marketplace, and allows businesses within the center the opportunity to have signage on both Cumberland Road AND State Road 37.

## PROXIMITY TO I-69:

**Cumberland Pointe Marketplace** fronts a third major street in Greenfield Road, also known as State Road 238, which is a direct link from State Road 37 through the Corporate Campus to Interstate-69, the Verizon Wireless Music Center, and the Saxony development.

## INLINE SPACE AVAILABLE FOR LEASE:

**Cumberland Pointe Marketplace** building 4 is a 24,000 square foot inline retail building with completely unimpeded access and visibility from both State Road 37 and Cumberland Road. Tenants will be able to lease spaces ranging in size from 1,200 square feet up to 15,000 square feet, with plentiful parking spaces and signage available on both the front and back sides of the building.



## AVAILABLE FOR SALE

Outlot 1	2.09 acres	Outlot 9	1.72 acres
Outlot 2	2.26 acres (divisible)	Outlot 10	3.54 acres
Outlot 3	SOLD	Outlot 11	1.5 acres
Outlot 5	1.29 acres	Outlot 12	3.4 acres
Outlot 6	SOLD	Outlot 13	SOLD
Outlot 7	1.29 acres	Outlot 14	3.05 acres
Outlot 8	SOLD	Outlot 15	1.29 acres

## AVAILABLE FOR LEASE

### BUILDING 4

- Spaces available ranging from 1,600 square feet up to 10,000 square feet
- Signage available on both East and West faces of the building
- Unobstructed view of the building and signs from State Road 37 traffic

## AREA DEMOGRAPHICS

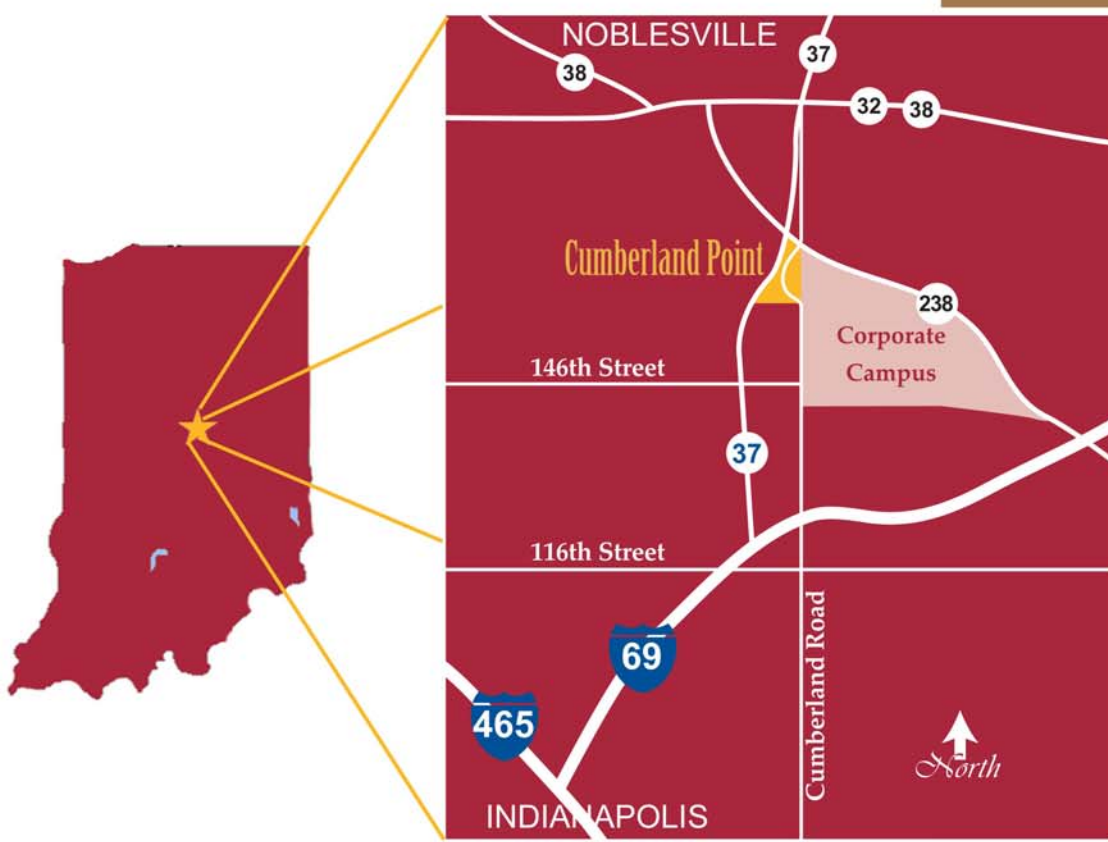
	1 mile	3 mile	5 mile
2008 Population	3,550	28,633	76,809
2011 Population (est)	3,990	34,930	96,867
Median HH Income	81,818	67,623	80,001
Households	1,320	10,905	27,973
Median Age	36.1	33.2	32.9
College Graduates	37.1%	34.4%	41.7%

Cumberland Pointe Marketplace offers unsurpassed visibility and accessibility to a dense and well educated population of potential customers. Space and sites are available for inline tenants, freestanding retailers, up to "big-box" anchor stores.



*"MarketplaceGraphics* firm has collected and analyzed home-building statistics for many years in metro regions, predicts 20,016 more homes will go up in Hamilton County during the next five years."

Indianapolis Star - May 2, 2006



**U** For leasing or sales information contact  
**URBAHNS COMPANIES, INC.**  
Development, Management and Investment Real Estate  
**317.595.8600 ext 226 800.750.7675**  
[www.urbahns.com](http://www.urbahns.com)