

HAMILTON TOWN CENTER

Noblesville (Indianapolis), Indiana



SIMON®

GBC

GERSHMAN BROWN CROWLEY, INC.

Project Overview

Hamilton Town Center is a new retail and entertainment hub in the premier trade area of metropolitan Indianapolis. Its distinctive architectural elements combine both traditional and contemporary styles in an open-air Main Street environment, creating a charming hometown character and identity. Pedestrian-friendly walkways and parking along Main Street offer shoppers convenient access to a broad array of retail, dining, and entertainment opportunities.

The Main Street Village features a 16-screen movie theater with stadium seating and an IMAX screen, along with 225,000 square feet of fine shops and restaurants anchored by Dick's Sporting Goods, Old Navy, and BORDERS. Two additional shopping districts are anchored by JCPenney, Stein Mart, ULTA Beauty, Bed Bath & Beyond, and DSW. The center is a joint venture by Simon Property Group and Gershman Brown Crowley, Inc.

Location and Access

Hamilton Town Center is strategically located along I-69 at the 146th Street (SR 238) exchange. I-69 is one of the area's major north-south thoroughfares, with a daily traffic count at the Hamilton Town Center site of nearly 70,000 vehicles. Ongoing residential and office development and concurrent road improvements will help ensure continued good traffic flow. 146th Street, which has six lanes fronting the site, runs east and west, serving Hamilton and Boone Counties and connecting the site to the affluent communities of Noblesville, Carmel, Fishers, and beyond. Olivo Road, another significant north-south route, provides easy access from the high-income Geist area.







Trade Area

Hamilton Town Center is located in Hamilton County, the wealthiest and fastest-growing county in Indiana and one of the fastest-growing in the country. The center draws shoppers from all across northern suburban Indianapolis, including the affluent communities of Noblesville, Fishers, and Carmel. The trade area population totaled nearly 266,000 in 2008 and is expected to grow to more than 301,000 by 2013, an increase of 13%. The number of households is expected to grow from 101,000 to more than 112,000 in the same period, an increase of 10%.

The Indianapolis region enjoys a growing life-sciences industry, with companies such as Guidant Corporation, Wellpoint, Roche Diagnostics Corporation, and Eli Lilly and Company leading the way, along with local universities and other enterprises. The Saxony Corporate Campus, with more than 3.5 million square feet of office space, the 3,600-acre Noblesville Corporate Campus, and the Verizon Wireless Music Center, the state's largest open-air concert venue with seating for 25,000, are all nearby and add to the base of high-income shoppers.

Major Retailers

Main Street Village: Hamilton 16 IMAX, Dick's Sporting Goods, Old Navy, BORDERS

Additional Shopping Districts: JCPenney, Stein Mart, ULTA Beauty, Bed Bath & Beyond, DSW

Specialty Retail, Restaurants, and Entertainment

Aéropostale, American Eagle Outfitters, Ann Taylor Loft, Bachrach, Banana Republic, Chico's, The Children's Place, Christopher & Banks, Coldwater Creek, Express, Five Guys Famous Burgers and Fries, GameStop, Houlihan's, Kay Jewelers, McAlister's Deli, Mo's Irish Pub, New York & Company, Olive Garden, Paradise Bakery & Café, Rain Salon & Spa, Stone Creek Dining Company, Victoria's Secret, The Walking Company, White House | Black Market, Zumiez

GLA

650,000 Sq. Ft.

To learn more about opportunities at
Hamilton Town Center, please contact:

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