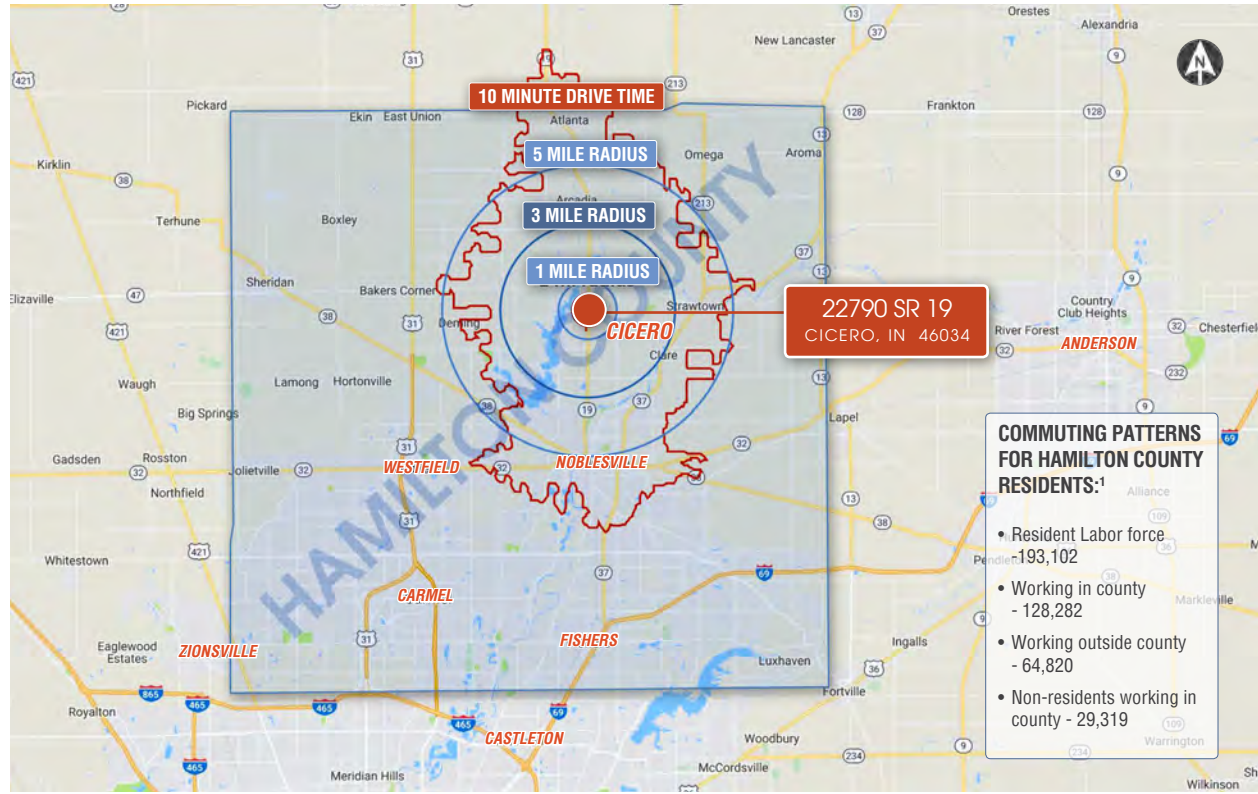


CICERO COMMERCIAL LAND AVAILABLE | 6.42± ACRES

Development Opportunity | 22790 SR 19 (Peru St) | Cicero, IN (Hamilton County) 46034



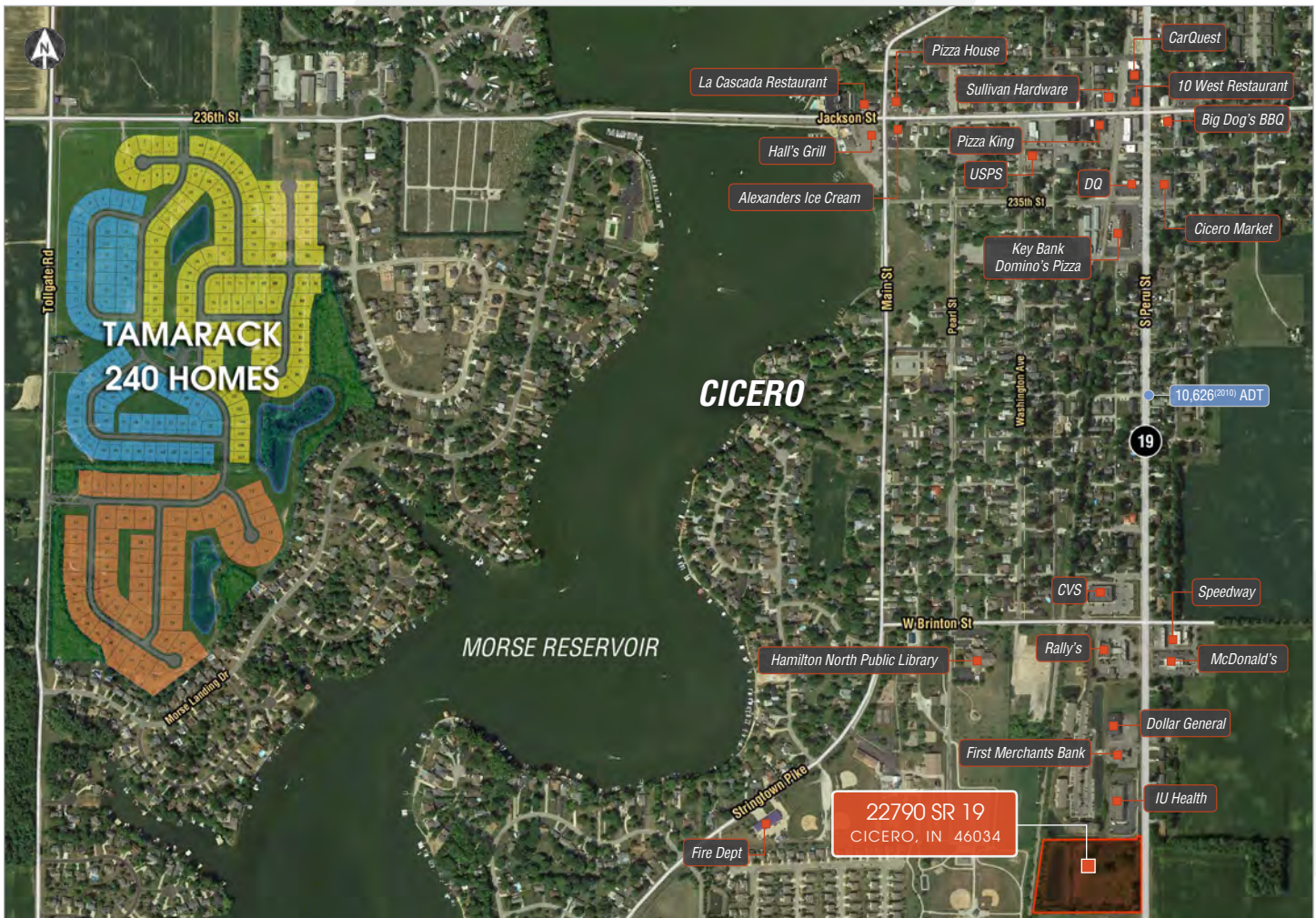
COMMERCIAL. STRENGTH.

CICERO COMMERCIAL LAND AVAILABLE | 6.42± ACRES

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PROPERTY FEATURES:

- 6.42± Acres available
- Great visibility and easy access to and from SR 19
- Approximately 475' of frontage directly on the west side of SR 19 (the main thoroughfare) heading north into Cicero towards local schools and Jackson St bridge crossing Morse Reservoir
- Great location serving the residents of Cicero and surrounding areas; just north of Noblesville with easy access to state roads.
- Strong demographics and traffic counts for this area
- New M/I Homes development just west of site; proposed 240 new homes



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Demographics	1 MILE	3 MILE	5 MILE	10 MIN DT
Population 2017	2,734	8,799	39,599	51,956
Proj. Annual Growth ('17-'22)	2.7%	2.7%	2.5%	2.5%
Est. Households 2017	1,136	3,519	14,216	18,752
Est. Avg. HH Income (2017)	\$82,225	\$114,589	\$107,058	\$99,435
Median Age	42.0	42.1	37.9	37.8
Any College (Some College or Higher)	59.9%	64.1%	68.9%	68.3%

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CITY OF CICERO - HAMILTON COUNTY:



The Town of Cicero surrounds the upper portion of Morse Reservoir. With over 600 homes on the water, Cicero is known as Hamilton County's Recreation and Resort Community.

The town is conveniently located less than 35 minutes to Indianapolis, 30 minutes to Kokomo and 20 minutes to Anderson. While most residents work in larger city centers, they find Cicero's relaxed atmosphere a great balance to enhance their quality of life.

Like all of Hamilton County, Cicero is also growing with over 433 platted home sites in addition to another 240+ west of the site and a projected annual population increase of 2.7% within a 3 mile radius of site.²

Hamilton County is part of the Indianapolis-Carmel-Anderson Metropolitan Statistical Area, one of the fastest-growing metro area in the Midwest. The MSA's population grew an estimated 6.2% between the 2010 census and the July 2016 estimates. Based on the 2016 population of 2,004,230, it is ranked 34th out of 381 MSAs. The growth was largely driven by Hamilton County, where companies invest due to the favorable business climate, amenities, quality of life and good employment prospects.³

Hamilton County has many favorable features and amenities such as; excellent schools, newly improved roads and infrastructure, high average and median incomes, higher than average post secondary educated population, as well as an existing and growing national and local retail base that provides a balanced tax base.

¹<http://www.cicero.in/community-info/town-profile/> • ²<http://www.investhamiltoncounty.com/Doing-Business-Here/Regional-Profile.aspx>

AERIAL:

