



Hamilton County is the suburban employment center of Greater Indianapolis. The county is known for its premier corporate environment, excellent quality of life, and its first-rate public schools and other public services. Hamilton County is also one of the fastest growing counties in the Midwest and U.S. while offering one of the lowest overall tax rates among Indiana counties. When quality counts, business and families can count on Hamilton County, IN.

Location and Access

Hamilton County is located immediately north of Indianapolis and 20 miles northeast of Indianapolis International Airport

Chicago is 180 miles northwest, St. Louis is 250 miles west and Cincinnati is 135 miles southeast.

Five interstate highways serve the Indianapolis metro area.

Indianapolis International Airport has nearly 300 daily departures with 35 non-stop destinations.

Two general aviation airports, Indianapolis Metro and Indianapolis Executive, serve Hamilton County.

Three major highways cross Hamilton County including I-69, US 31 and I-465. ([Map 1](#))

Population

The county's estimated 2003 population is 216,800, a gain of 100 percent since the 1990 census. ([Table 1](#))

The county ranks 21st in the U.S. in its rate of growth

Hamilton is also one of the three fastest growing counties in the Midwest.

The leading communities by population are Carmel, Fishers, Noblesville and Westfield.

Commerce

Hamilton County boasts a diversified economy

The county has a strong corporate base with seventeen of the county's top private employers maintaining headquarters operations. ([List](#))

Leading growth areas are headquarters, professional and financial services, high technology, health care, retail trade and housing.

The county is home to more than 100,000 jobs and ranks as the region's suburban employment center.

Leading employment centers in the county are the Meridian Corporate Corridor (US 31) and Northeast Commerce Corridor (I-69/SR 37).

Labor Force

The county boasts the state's best-educated workforce with 50 percent of the adult population holding a B.A. degree or better. ([Table 2](#))

Official data show the county's workforce totaling 116,000 with over 590,000 in the county's labor shed and 35,000 workers available.

The latest available research by The Pathfinders (Dallas, TX) shows over 80,000 people in the market area as "underemployed".

Less than 10 percent of the county's private sector workforce reports a union affiliation.

The county's unemployment rate is 3.1 percent.



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Real Estate Market

Hamilton County has a spec office market of approximately 4.5 million square feet and a vacancy rate of 17 percent (1st Qtr, 2004)

Typical office rents run \$18.00 to \$23.00 per square foot (Class A)

The spec industrial market is nearly 3 million square feet with a vacancy rate of approximately 9 percent (1st Qtr, 2004)

Rental rates for industrial space are \$5.00 to \$7.50 per square foot.

Flex space totals 1.1 million square feet with a vacancy rate of 12.5 percent and lease rates that run between \$8.00 and \$14.00 per sf.

The largest office parks in the county are Parkwood, Exit Five, Crosspoint, Hamilton Crossing and Delaware Park.

The largest business parks are Exit Five, Noblesville Business Park, Southpark, and Carmel Technology Center.

The largest single real estate development project underway is the 3,400-acre Noblesville Corporate Campus.

High Technology Environment

The county's educated workforce and quality of life has attracted a vibrant and growing high technology business community.

Industry strengths include computer software, IT, internet-based services, R & D commercialization and life sciences.

Key contributors are Thomson Consumer Electronics, Made2Manage Systems, NFrame, Wiley Technology, Baker-Hill, Aprimo, Disetronics, and Roche. [\(Map 2\)](#)

There is significant broadband availability in the Meridian Corporate Corridor and Northeast Commerce Corridor.

Quality of Life

The leading factor driving Hamilton County's appeal to new businesses and residents is Quality of Life.

A 2004 study by American City Business Journals rated Hamilton County #8 among all U.S. counties in quality of life. The report applied 20 statistical criteria to achieve its rankings.

Hamilton County's school districts are strong performers on a statewide basis. [\(Table 3\)](#)

The most recent data show 28 Hamilton County schools receiving 4-Star Awards in recognition of academic

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performance and attendance, the most of any county in Indiana.

The Teacher of the Year Awards in Indiana for 2003 and 2004 were won by Hamilton County teachers.

Three Hamilton County school districts

achieved a Gold or Blue Medal from Expansion Management Magazine in 2003 for the quality of its schools, a distinction unmatched by any other



county in Indiana.

Hamilton County has some of the lowest municipal tax rates in Indiana.

Parks and trail initiatives are found countywide including the Monon Trail and Riverwalk. The 125-acre Coxhall Park and Gardens is under construction and the \$55 million Central Park project is undergoing design and engineering.

Connor Prairie, one of the leading living history museums in the U.S., is located in Hamilton County. County residents have easy access to the professional sports, entertainment, and cultural amenities in Indianapolis. [\(Area Amenities\)](#)