

NOGGLE WAY SMALL SHOPS

5145 Noggle Way,
Indianapolis, IN 46237

NOW LEASING
2022 Delivery

17,976 SF of Available
Retail Space



COSTCO
WHOLESALE

Weekends ONLY
FURNITURE + MATTRESS
FIRST first financial bank
McALISTER'S DELI
PET SUPPLIES "PLUS"

Auto Zone
Valvoline

Medical Office

ZAXBY'S
DOLLAR TREE
xfinity
Comcast
SONIC First Merchants Bank
TOP NAILS

Medical Office

Ascension

Franciscan HEALTH

Starbucks **AT&T** **Freddy's**
Great Clips **HOME2**
prime **Cheddar's** **Residence**
CLEAN INTERIOR, CLEAN OUTDOOR SCRUBBING KITCHEN
CARMAX

Kroger

SITE

CIRCLE K

FLOOR DECOR
Walmart

Greenwood Springs **SportClips**
SMALLCAKES **Newk's**
ATHLETICO **USA**
pilates indy **Huntington**
goodwill

WOODSPRING SUITES
AN EXTENDED STAY HOTEL

Developed By:



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REALTY

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RETAIL SPACE AVAILABLE | FOR LEASE

NOGGLE WAY SMALL SHOPS

PROPERTY OVERVIEW




RETAIL SPACE AVAILABLE:

+/- 18,000 SF of small shop retail space

PROPERTY HIGHLIGHTS:

- New construction retail small shop space delivering late 2022
- Large view corridors to County Line Rd & Emerson Ave (60,000 VPD)
- Super-regional intersection surrounded by national retailers including Kroger Marketplace, Costco, Walmart Supercenter, Floor & Décor, and more
- Easy access to I-65 and 15-minute drive-time to downtown Indianapolis
- Strong daytime demographics with major employers including Franciscan Health Hospital (1,600 FTE)



DEMOGRAPHICS			
	1 MILE	3 MILE	5 MILE
Population:	4,402	70,221	179,235
Total Employees:	10,229	35,886	63,426
Households:	1,835	28,801	70,308
Avg. HH Income:	\$98,719	\$74,803	\$79,619

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AERIAL SITE & RENDERINGS



Late 2022 Delivery to Tenants



17,976 SF Small Shops

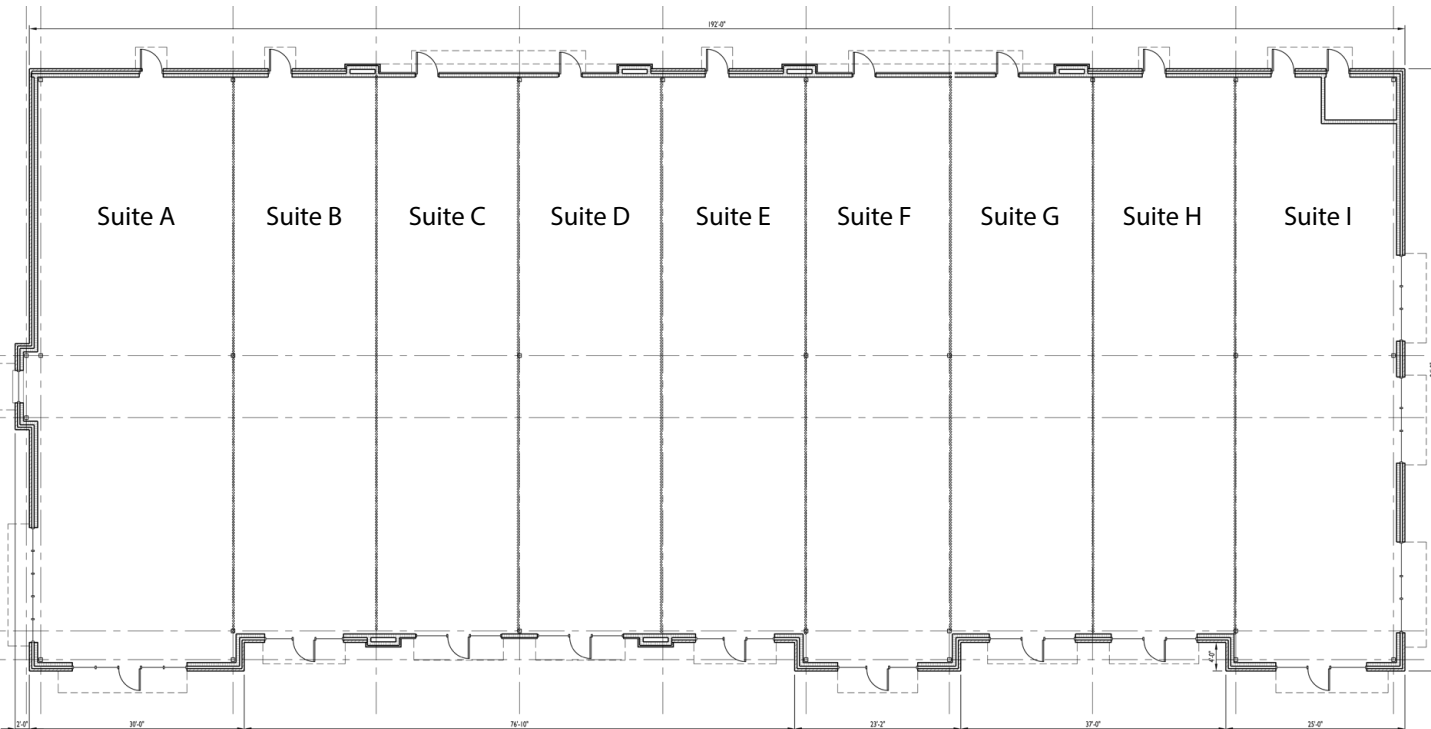


Proposed Drive-thru West Endcap

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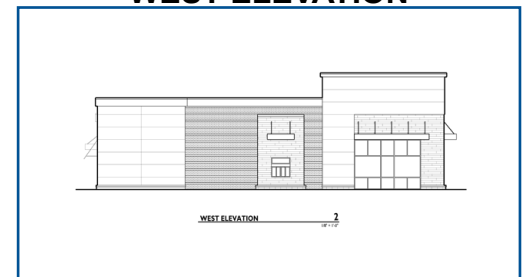
SITE PLAN & ELEVATIONS



EAST ELEVATION



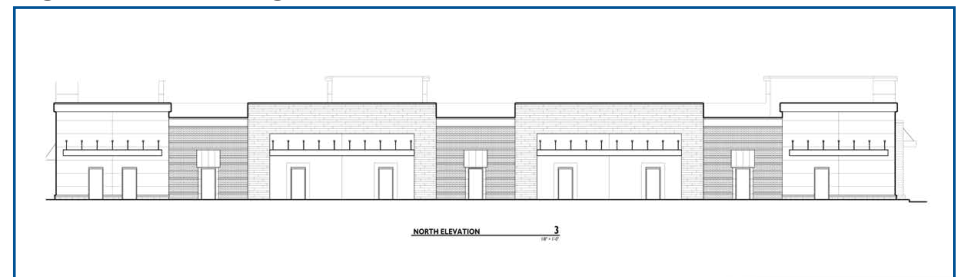
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



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