

NOGGLE WAY SMALL SHOPS

5145 Noggle Way,
Indianapolis, IN 46237

FOR LEASE
Now Under
Construction

8,720 SF of Available
Retail Space

Drive-Thru Endcap
Available



Developed By:



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RETAIL SPACE AVAILABLE | FOR LEASE

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PROPERTY OVERVIEW

RETAIL SPACE AVAILABLE:

8,720 SF remaining of small shop retail space

Drive-Thru Available

PROPERTY HIGHLIGHTS:

- New construction retail small shop space now under construction
- 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 (519 beds; 1,600 FTE)



DEMOGRAPHICS



1 MILE



3 MILE



5 MILE

	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



Under Construction - Renderings



17,400 SF Small Shops

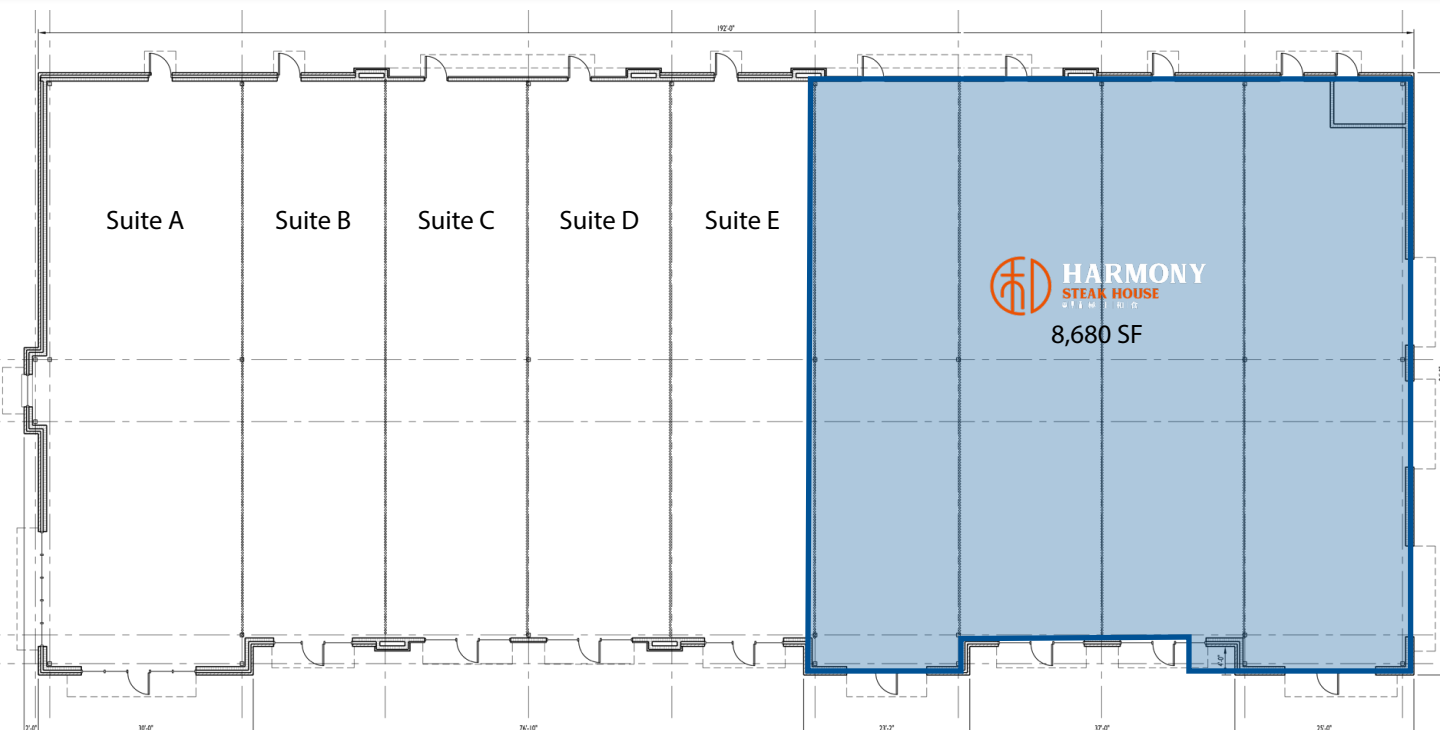


Drive-thru West Endcap

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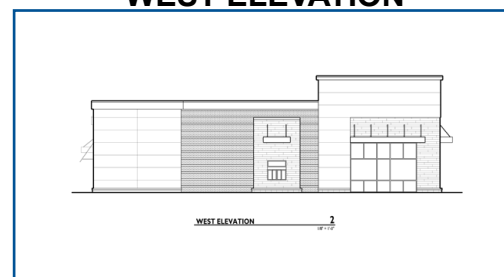
SITE PLAN & ELEVATIONS



EAST ELEVATION



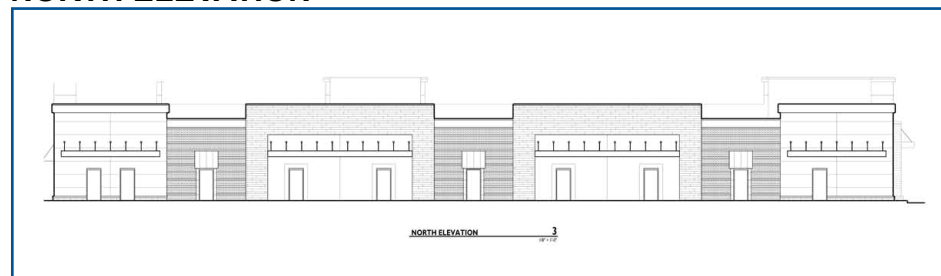
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



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