

# NOGGLE WAY SMALL SHOPS

5145 Noggle Way,  
Indianapolis, IN 46237

## FOR LEASE

Newly Constructed  
Retail Small Shops

**2,536 SF Inline  
Space Available**

Join Kroger, Tesla,  
CarMax, Harmony  
Steakhouse,  
Hyderbad House  
and more!

Developed By:



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**VERITAS**  
REALTY

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# RETAIL SPACE AVAILABLE FOR LEASE

## NOGGLE WAY SMALL SHOPS

## PROPERTY OVERVIEW

### PROPERTY HIGHLIGHTS:

- 2,536 SF Inline Space Available
- New construction retail small shop space now under construction
- Large view corridors to County Line Rd & Emerson Ave (60,000 VPD)
- Strong daytime demographics
- Super-regional intersection surrounded by national retailers including Kroger Marketplace, Costco, Walmart Supercenter, Floor & Decor, and more
- Easy access to I-65 and 15-minute drive-time to downtown Indianapolis

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





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AERIAL SITE

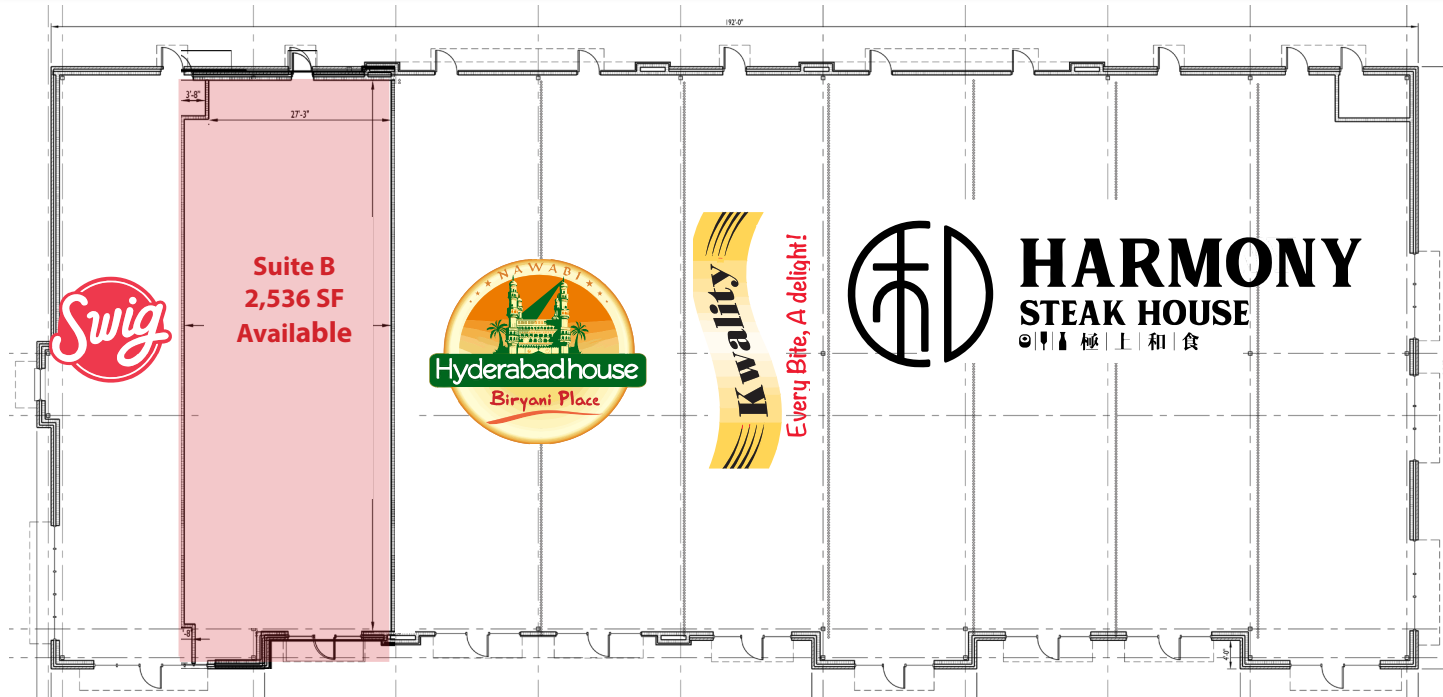




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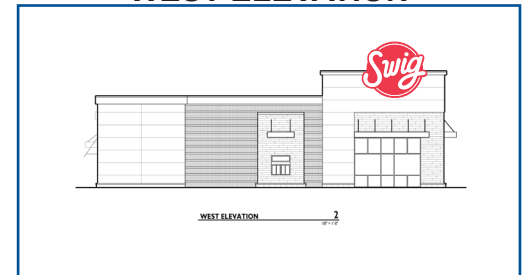
## SITE PLAN & ELEVATIONS



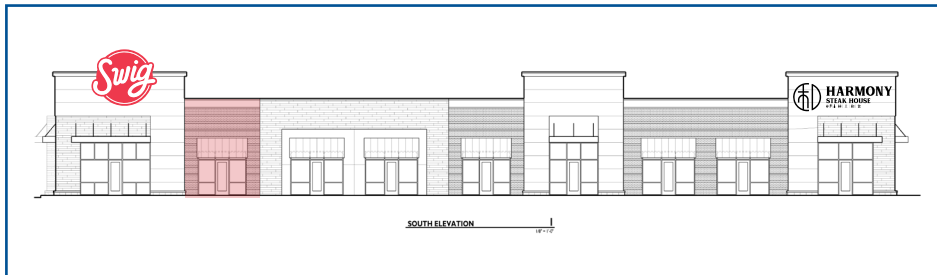
### EAST ELEVATION



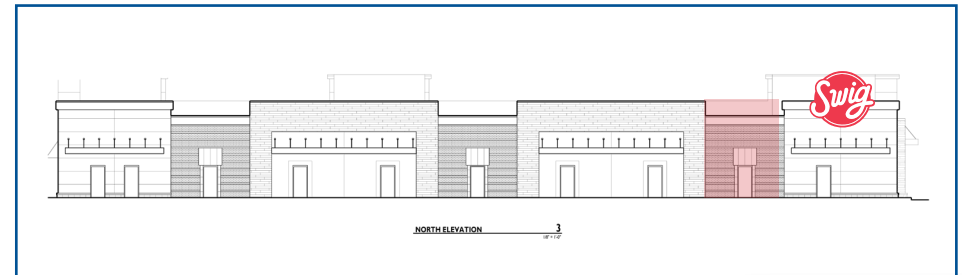
### WEST ELEVATION



### SOUTH ELEVATION



### NORTH ELEVATION



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