

# NOBLE WEST | NOW LEASING

2,200-5,400 SF DRIVE-THRU BUILDING, 1.0-2.48 ACRES OF OUTLOT, AND 10.4 ACRES FOR ANCHOR SPACE AVAILABLE

VERITAS  
REALTY



10.4 Acres  
100,00 SF of Buildable Space

1-2.48 Acres  
of Retail Outlots

5,400 SF w/Drive-Thru  
1.39 Acres

Future Multi-Family  
Development

CVS  
pharmacy

SHERWIN  
WILLIAMS

CHASE

Kroger

verizon  
Great Clips  
simplychic  
Queso's  
pools of fun

McDonald's

Ψ  
HEALTH

Riverview  
HEALTH

HAZEL DELL PKWY  
15,000 VPD

E 146TH ST  
36,000 VPD

NEW OWNERSHIP  
SMALL SHOP, OUTLOT,  
AND ANCHOR SPACE  
AVAILABLE

14675 Hazel Dell Crossing | Noblesville, IN 46062

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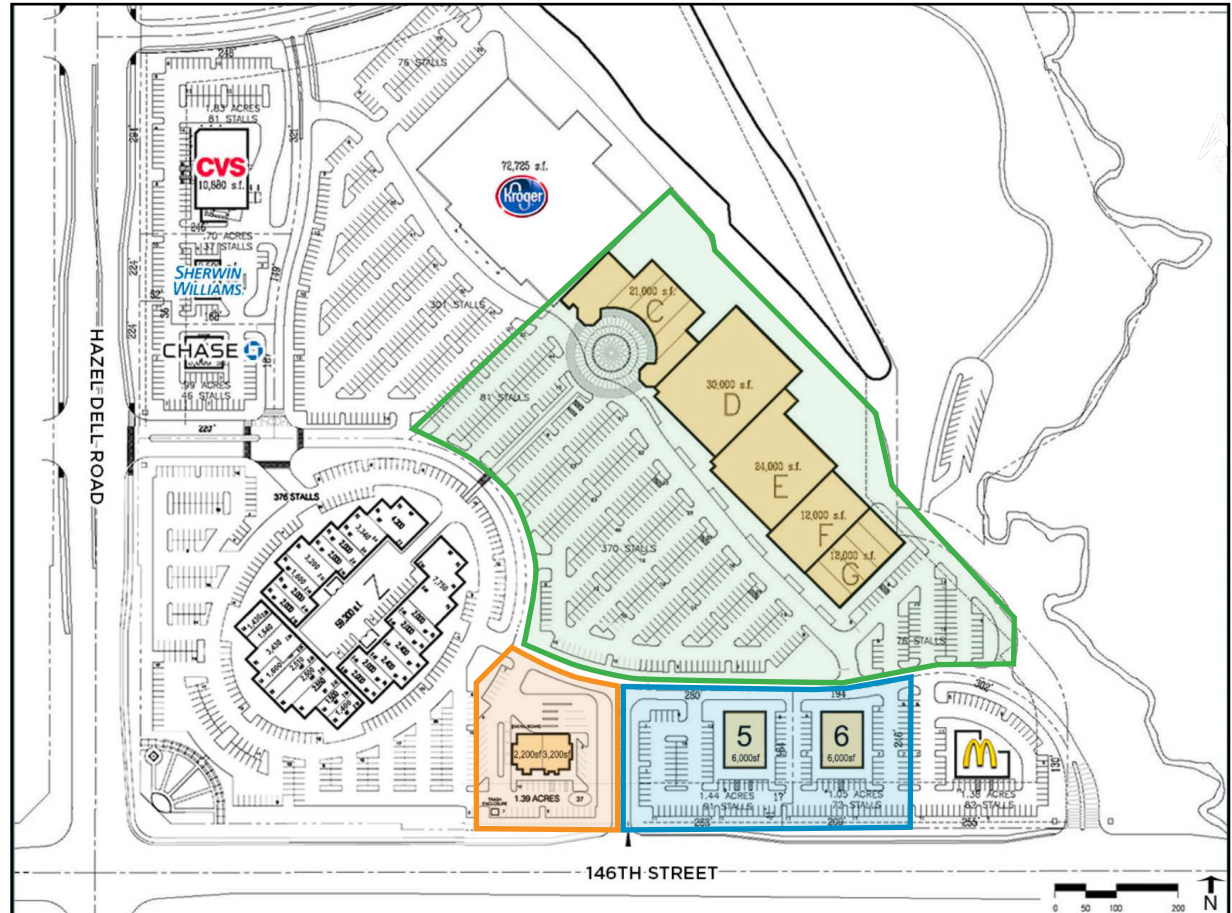
# SMALL SHOP, OUTLOT, AND ANCHOR SPACE AVAILABLE NOBLE WEST

## PROPERTY OVERVIEW

### PROPERTY HIGHLIGHTS:

- Noble West is a large scale development with Kroger, McDonald's, CVS, Verizon, Great Clips, Sherwin Williams, Chase Bank, and more!
- Anchored by strong performing Kroger
- Located at the intersection of 146th & Hazel Dell Road which has over 50,000 cars per day combined
- Densely populated with affluent households
- Conveniently situated to serve Noblesville, Carmel, Fishers, and Westfield

DEMOGRAPHICS	 1 MILE	 3 MILE	 5 MILE
Population:	5,469	47,239	157,305
Households:	1,882	16,957	61,684
Average HH Income:	\$160,914	\$148,156	\$111,402
Daytime Population:	756	8,228	74,073



### RETAIL SPACE AVAILABLE:

- 2,200-5,400 SF Outlot Building with Drive-Thru
  - 2,200 SF Drive-Thru
  - 3,200 SF Bank Drive-Thru
- 1.39 Acres

### LAND AVAILABLE:

- 1-2.48 Acres of Retail Outlots
- 10.4 Acres or +/-100,000 SF of buildable SF with completed site infrastructure



# SMALL SHOP, OUTLOT, AND ANCHOR SPACE AVAILABLE

## NOBLE WEST

MARKET  
AERIAL



**NEW OWNERSHIP**  
SMALL SHOP, OUTLOT,  
AND ANCHOR SPACE  
AVAILABLE

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**VERITAS**  
REALTY

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