

# NOBLE WEST | NOW LEASING

2,200 SF DRIVE-THRU ENDCAP AVAILABLE  
OUTPARCEL TO KROGER

VERITAS  
REALTY

2,200 SF Drive-Thru  
Endcap Available



NEW OWNERSHIP

2,200 SF ENDCAP

14675 Hazel Dell Crossing | Noblesville, IN 46062

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AERIAL



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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
- ▀ Existing drive-thru space, outlots, and anchor land available



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

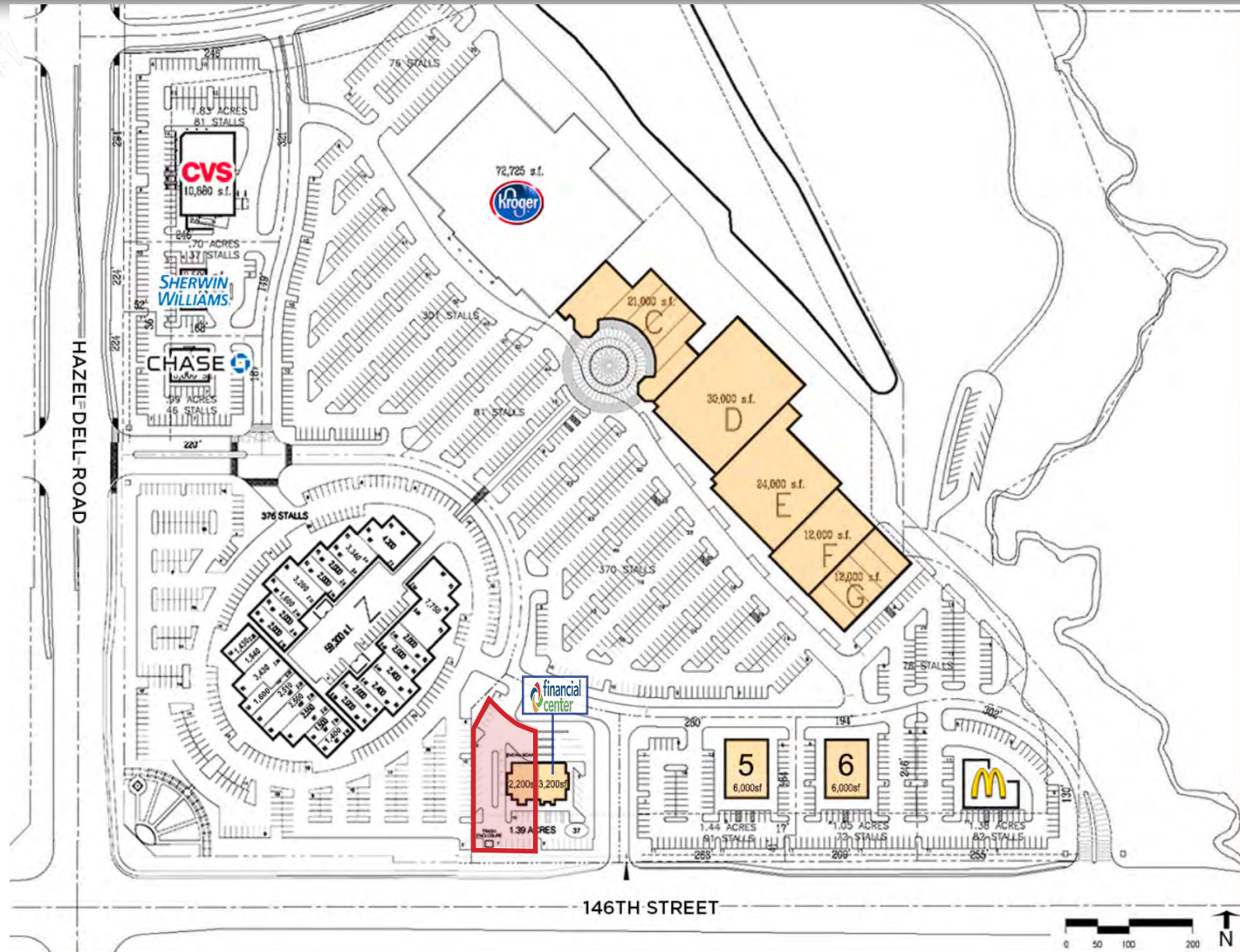
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OUTPARCEL TO KROGER

SITE  
PLAN

## RETAIL SPACE AVAILABLE:

- 2,200 endcap with Drive-Thru
- Two-Tenant Outlot Building
- Co-tenant: Financial Center
- 1.39 Acres



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MARKET  
AERIAL



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