

NOGGLE WAY SMALL SHOPS

5145 Noggle Way,
Indianapolis, IN 46237

FOR LEASE
Newly Constructed
Retail Small Shops

4,028 SF Available for
Immediate Occupancy

**Drive-Thru Endcap
Available**



Developed By:



CONTACT: Andrew Demaree
E: ADemaree@VeritasRealty.com
T: 317-472-1800

**VERITAS
REALTY**

www.VeritasRealty.com

RETAIL SPACE AVAILABLE FOR LEASE

NOGGLE WAY SMALL SHOPS

PROPERTY OVERVIEW

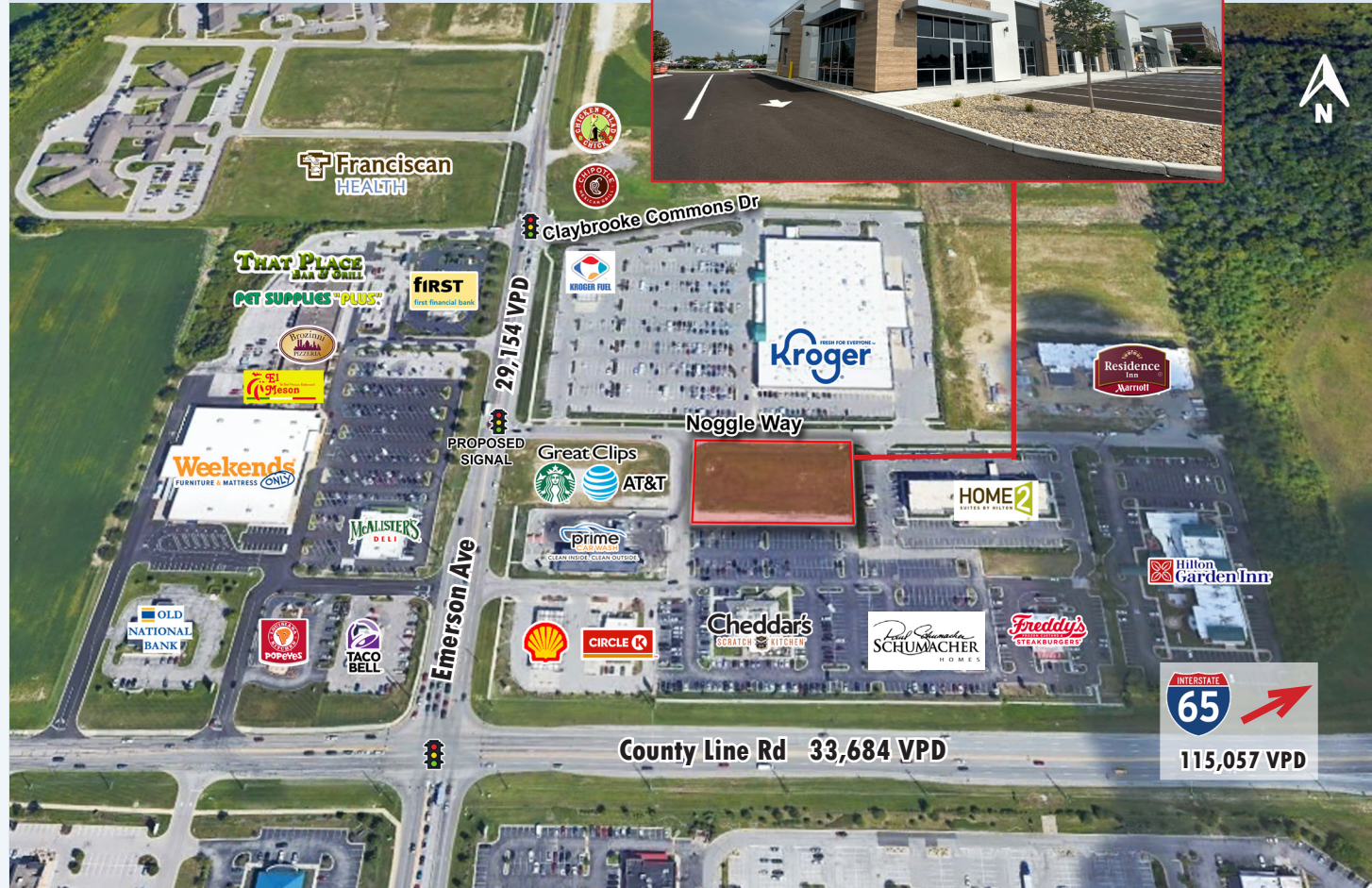
RETAIL SPACE AVAILABLE:

- Drive-Thru (2,434 SF) and Inline Space (1,594) Available
- 4,028 SF contiguous space; can be combined

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)

NOGGLE WAY SHOPS

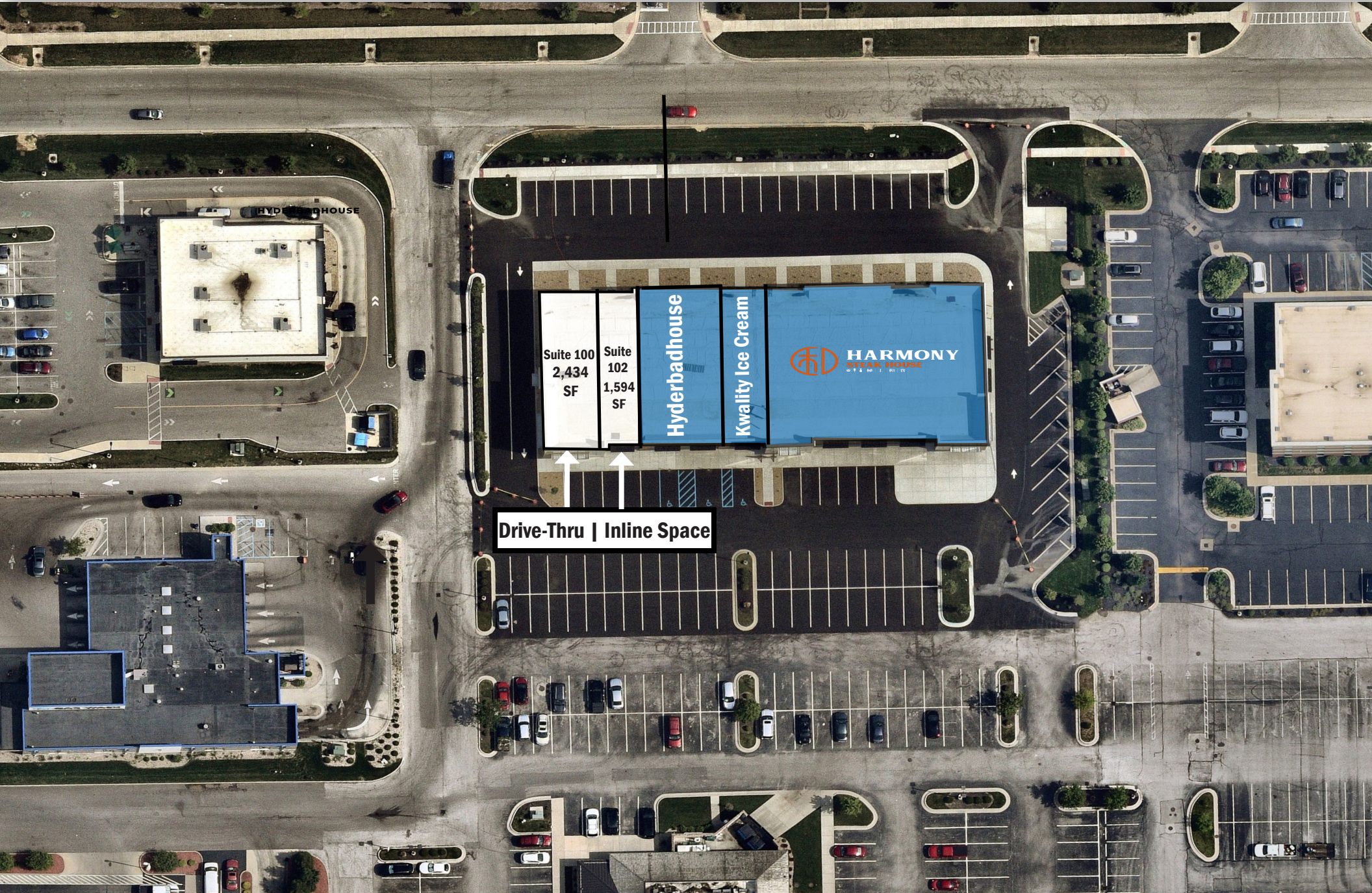


DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Population:	4,402	70,221	179,235
Households:	1,835	28,801	70,308
Average HH. Income:	\$98,719	\$74,803	\$79,619
Total Employees:	10,229	35,886	63,426



RETAIL SPACE AVAILABLE | FOR LEASE
NOGGLE WAY SMALL SHOPS

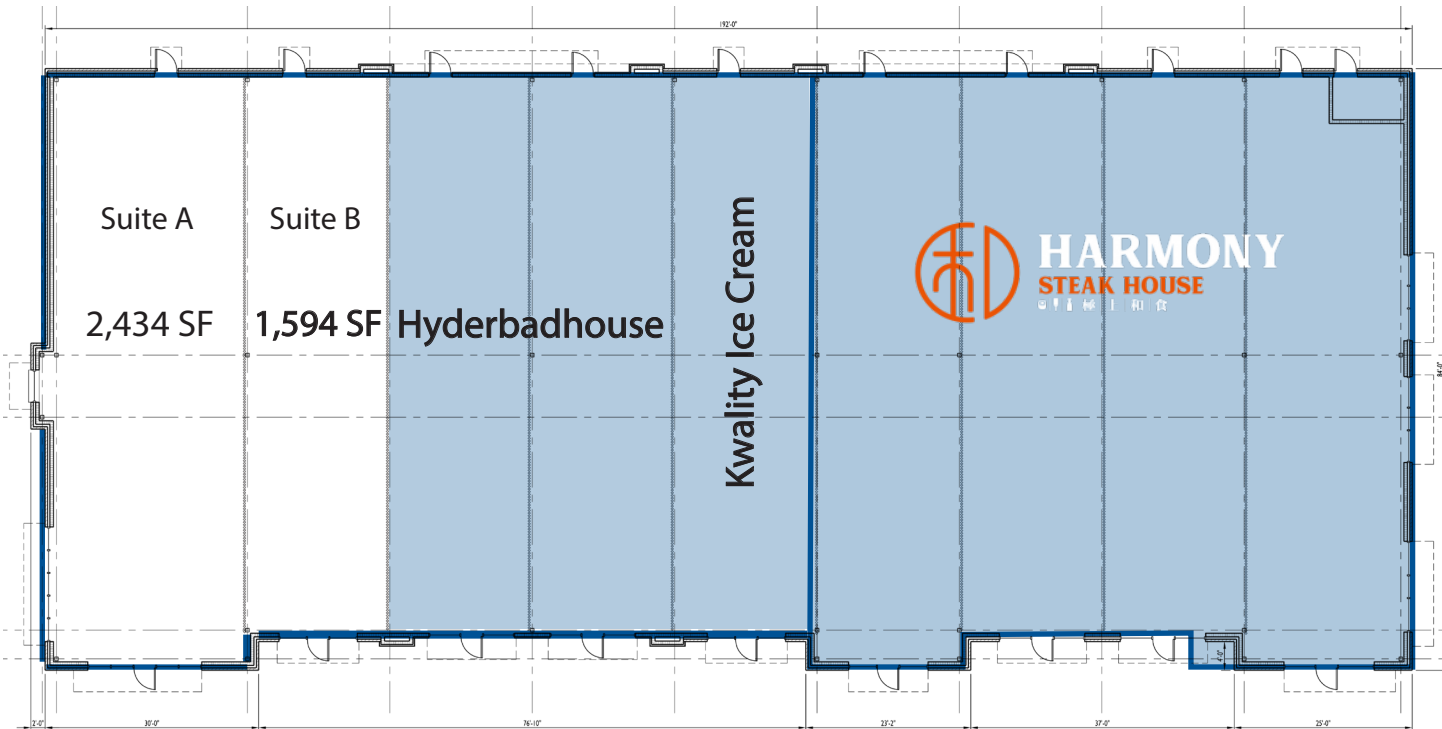
AERIAL SITE



RETAIL SPACE AVAILABLE | FOR LEASE

NOGGLE WAY SMALL SHOPS

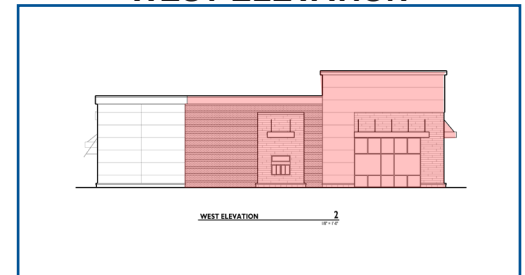
SITE PLAN & ELEVATIONS



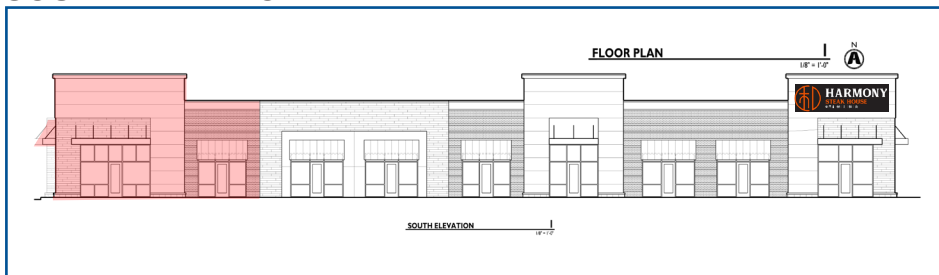
EAST ELEVATION



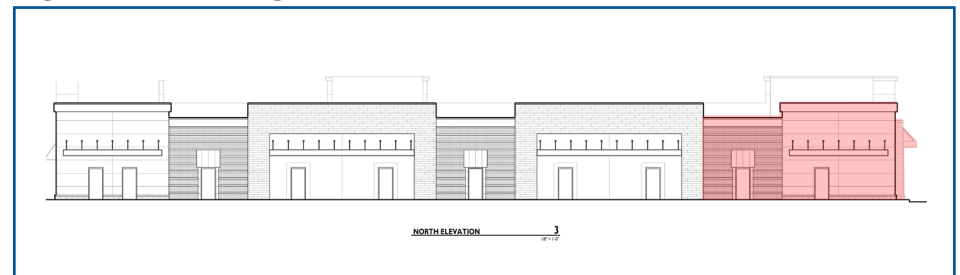
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



Information within this brochure has been obtained from sources believed reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Prospective tenant and tenant representatives must verify the information and bears all risk for any inaccuracies as it relates to property and market information.

Developed By:



CONTACT: Andrew Demaree

E: ADemaree@VeritasRealty.com

T: 317-472-1800

VERITAS
REALTY

www.VeritasRealty.com