

# NOBLE WEST | NOW LEASING

2,200 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

2,200 SF Available  
with Drive-Thru

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

14675 Hazel Dell Crossing | Noblesville, IN 46062

**CONTACT: Seth Biggerstaff**

E: Seth@VeritasRealty.com

T: 317-472-1800

**Amy Tharp**

E: Amy@VeritasRealty.com

T: 317-472-1800



www.VeritasRealty.com

# 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
- ▀ 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

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

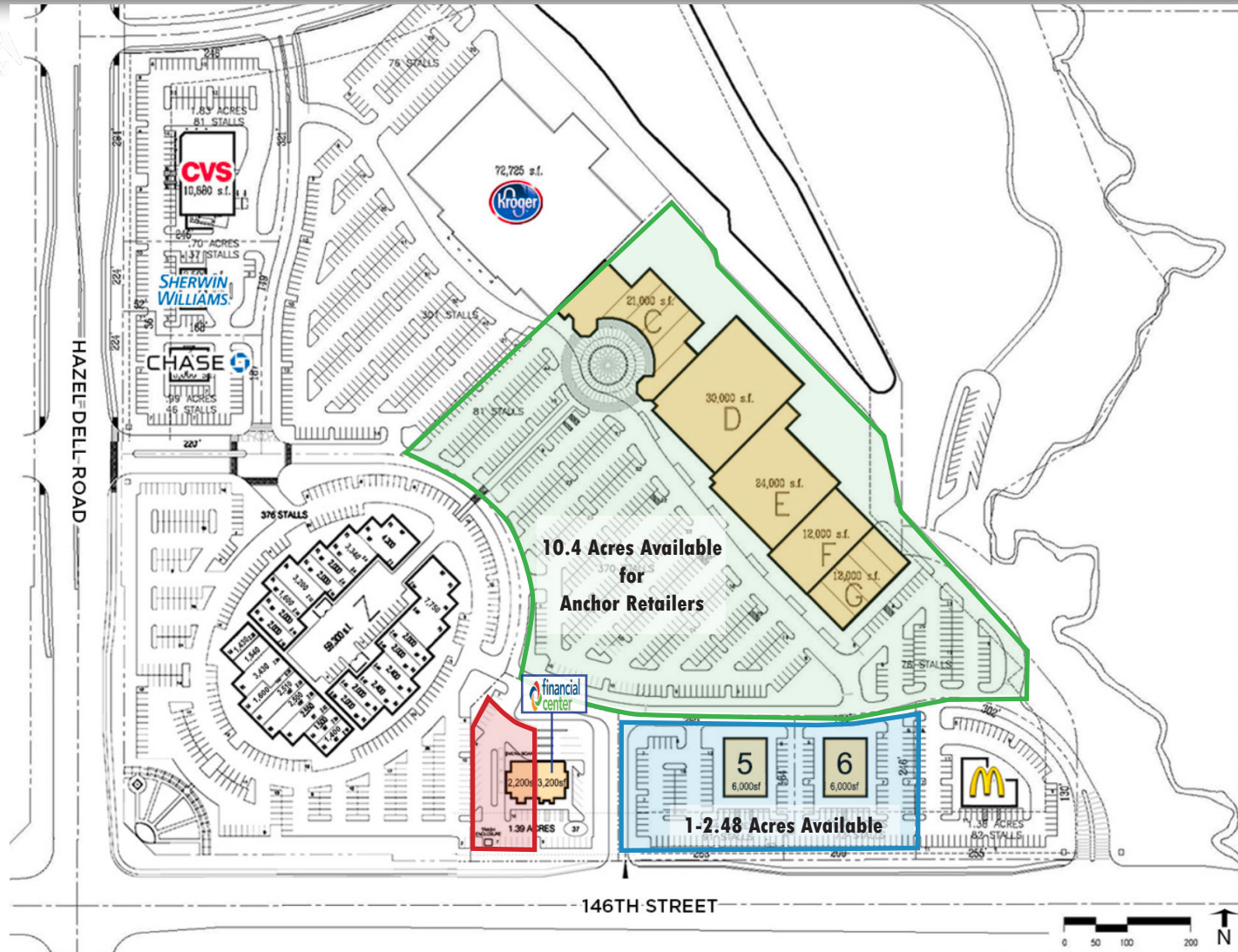
SITE  
PLAN

## RETAIL SPACE AVAILABLE:

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



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

**CONTACT: Seth Biggerstaff**  
E: Seth@VeritasRealty.com  
T: 317-472-1800

**Amy Tharp**  
E: Amy@VeritasRealty.com  
T: 317-472-1800

**VERITAS  
REALTY**

www.VeritasRealty.com

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

MARKET  
AERIAL



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

**CONTACT: Seth Biggerstaff**  
E: [Seth@VeritasRealty.com](mailto:Seth@VeritasRealty.com)  
T: 317-472-1800

**Amy Tharp**  
E: [Amy@VeritasRealty.com](mailto:Amy@VeritasRealty.com)  
T: 317-472-1800

**VERITAS**  
REALTY  
[www.VeritasRealty.com](http://www.VeritasRealty.com)

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.