

17130 DRAGONFLY DRIVE

17130 Dragonfly Dr, Noblesville, IN 46060

FOR LEASE



PROPERTY HIGHLIGHTS

- Excellent visibility from I-37
- 3 bays, 1 lift
- Three glass panel roll-up doors
- Office and storage upstairs
- Ample amount of parking

OFFERING SUMMARY

Lease Rate:	\$20 SF/yr (NNN)
Available SF:	5,040 SF
Lot Size:	28,793 SF
Building Size:	5,040 SF

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PROPERTY DESCRIPTION

Discover the perfect combination of functionality and convenience at the property. With excellent visibility from I-37, this spacious location features 3 bays and 1 lift, ideal for a variety of business operations. The inclusion of office and storage space upstairs provides additional flexibility, while the ample parking ensures easy access for staff and customers. Whether it's for automotive services or other commercial uses, the property offers a versatile and well-equipped space to support the diverse needs of any business. Experience the potential of this prime location, designed to enhance efficiency and customer accessibility.

LOCATION DESCRIPTION

Located in charming Noblesville, IN, the area surrounding the property is a hub of activity and convenience. Nearby, future tenants will find the acclaimed Hamilton Town Center, offering a mix of retail, dining, and entertainment options. Families and visitors can enjoy the natural beauty of Dillon Park, or immerse themselves in history at the nearby Conner Prairie Interactive History Park. With a variety of local amenities, restaurants, and schools, the area offers a vibrant and welcoming atmosphere for a Special Purpose / School tenant. Whether it's exploring the local parks, shopping, or enjoying community events, the location provides a well-rounded experience for the tenant and its students.



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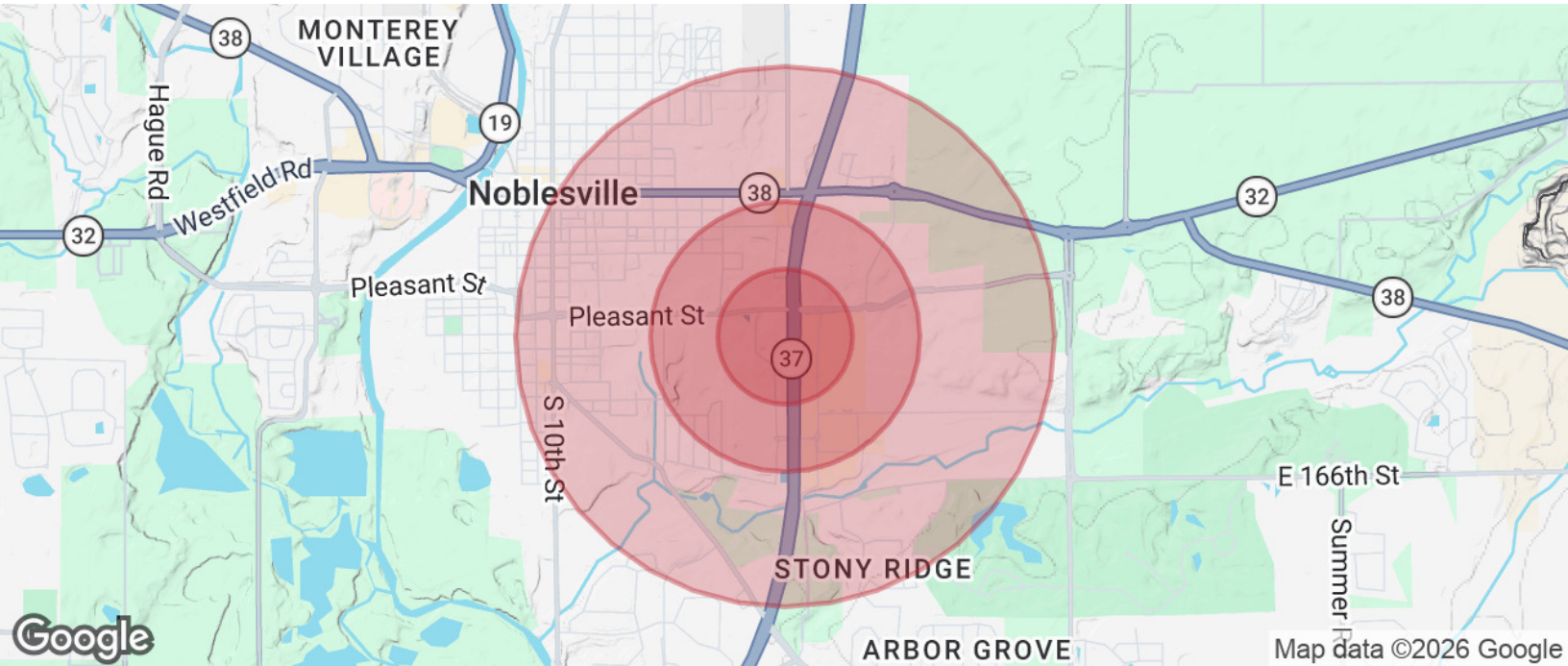
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	304	1,236	5,178
Average Age	37.9	40.4	40.8
Average Age (Male)	37.6	40.4	41.4
Average Age (Female)	40.9	42.7	41.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	111	475	2,085
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$128,488	\$122,678	\$120,427
Average House Value	\$330,277	\$328,707	\$357,652

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