

# Western Plaza

345 Sheridan Road, Noblesville, IN 46060



## FOR LEASE

### TRAFFIC COUNTS

Sheridan Road - 17,300 ADT

Logan Street - 11,200 ADT

- 1,400 sf coming available December 2025
- High daytime demographics
- Above average household incomes
- Join Fresenius Dialysis Clinic, Sherwin Williams and Starbucks
- Endcap space
- Massive residential boom within 3 miles

### CONTACT

**Mccrea Property Group**  
for more details

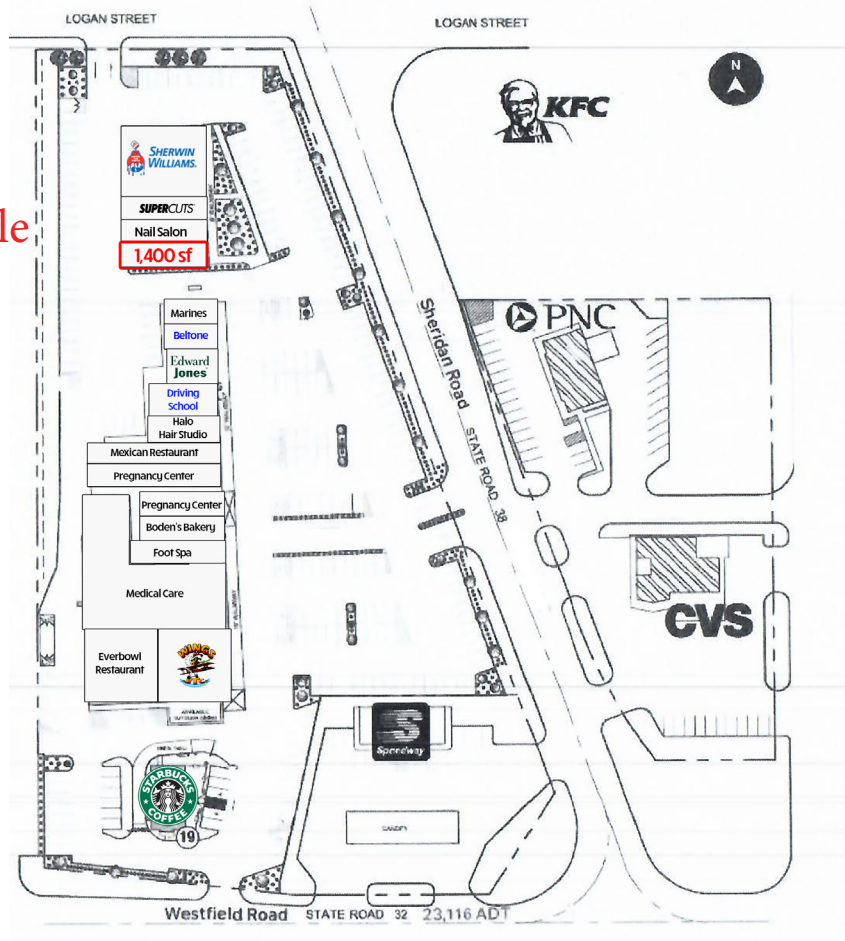
### MARKET DEMOGRAPHICS

Radius	Population	Income	Households	Daytime Pop
1 Mile	7,151	\$108,930	3,026	5,116
3 Mile	39,200	\$139,545	15,195	16,361
5 Mile	115,723	\$154,541	43,773	30,411



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Coming Available  
December 2025