

NOBLE CREEK SHOPPES

451 Noble Creek Drive, Noblesville, IN 46060

FOR LEASE



PROPERTY HIGHLIGHTS

- Excellent line-up with Hobby Lobby, Pet Supplies Plus, Walgreens, At Home, and Noble Creek Family Dentistry
- Located at the northwest corner of the highly-trafficked stoplight intersection of SR37 & Pleasant Street (40,349 cars per day)
- Excellent retail trade area with nation retailers including Home Depot, Lowe's, Office Depot, Wal-Mart, Meijer, LA Fitness, and more
- Within a 5-mile radius, the population is over 109,085 and the average household income is over \$145,711

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	6
Available SF:	6,264 SF
Building Size:	97,751 SF

MELISSA BLACKWELL

O: 317.454.7171 | C: 317.384.9756
mblackwell@premiercres.com

PETE ALVEAL

O: 317.454.7171 | C: 317.997.9362
palveal@premiercres.com

NOBLE CREEK SHOPPES

451 Noble Creek Drive, Noblesville, IN 46060

FOR LEASE



PROPERTY DESCRIPTION

Explore the exceptional leasing opportunity at 451 Noble Creek Drive, Noblesville, IN. This prime commercial property boasts an impressive lineup of neighboring businesses, including Hobby Lobby, Pet Supplies Plus, Walgreens, At Home, and Noble Creek Family Dentistry. Strategically situated at the northwest corner of the highly-trafficked stoplight intersection of SR37 & Pleasant Street with a daily traffic count of 40,349 cars, the location offers unparalleled visibility and accessibility. With a robust retail trade area featuring renowned national retailers and a surrounding population of over 109,085 with an average household income exceeding \$145,711 within a 5-mile radius, this property presents a compelling opportunity for businesses to thrive and prosper.

LOCATION DESCRIPTION

Discover the vibrant community surrounding the property in Noblesville, IN! Located in a dynamic retail hub, this area offers prime exposure for retail and street retail tenants looking to capitalize on the bustling traffic and active consumer base. Just minutes away from Hamilton Town Center and adjacent to a variety of popular restaurants, the location ensures high visibility and widespread appeal. With easy access to major roadways and a warm, inviting atmosphere, this area presents an exciting opportunity for retailers seeking to establish a strong presence in a thriving commercial district.

MELISSA BLACKWELL

O: 317.454.7171 | C: 317.384.9756
mblackwell@premiercres.com

PETE ALVEAL

O: 317.454.7171 | C: 317.997.9362
palveal@premiercres.com

NOBLE CREEK SHOPPES

451 Noble Creek Drive, Noblesville, IN 46060

FOR LEASE



LEASE INFORMATION

Lease Type: NNN

Total Space: 6,264 SF

Lease Term: Negotiable

Lease Rate: Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 600	Available	6,264 SF	NNN	Negotiable

MELISSA BLACKWELL

O: 317.454.7171 | C: 317.384.9756
mblackwell@premiercres.com

PETE ALVEAL

O: 317.454.7171 | C: 317.997.9362
palveal@premiercres.com

NOBLE CREEK SHOPPES

451 Noble Creek Drive, Noblesville, IN 46060

FOR LEASE

SUITE	TENANT NAME	SIZE SF	PRICE / SF / YEAR
100	Salvation Army	19,055 SF	-
200	Hobby Lobby	58,641 SF	-
300	Pet Supplies Plus	6,771 SF	-
400	Noble Creek Family Dentistry	2,216 SF	-
500	Aaron's Rent	4,804 SF	-
600	AVAILABLE	6,264 SF	-
TOTALS		97,751 SF	\$0.00

MELISSA BLACKWELL

O: 317.454.7171 | C: 317.384.9756
mblackwell@premiercres.com

PETE ALVEAL

O: 317.454.7171 | C: 317.997.9362
palveal@premiercres.com