



 **Premier
Commercial**
REAL ESTATE SERVICES



TCN
WORLDWIDE
REAL ESTATE SERVICES

AVAILABLE SF

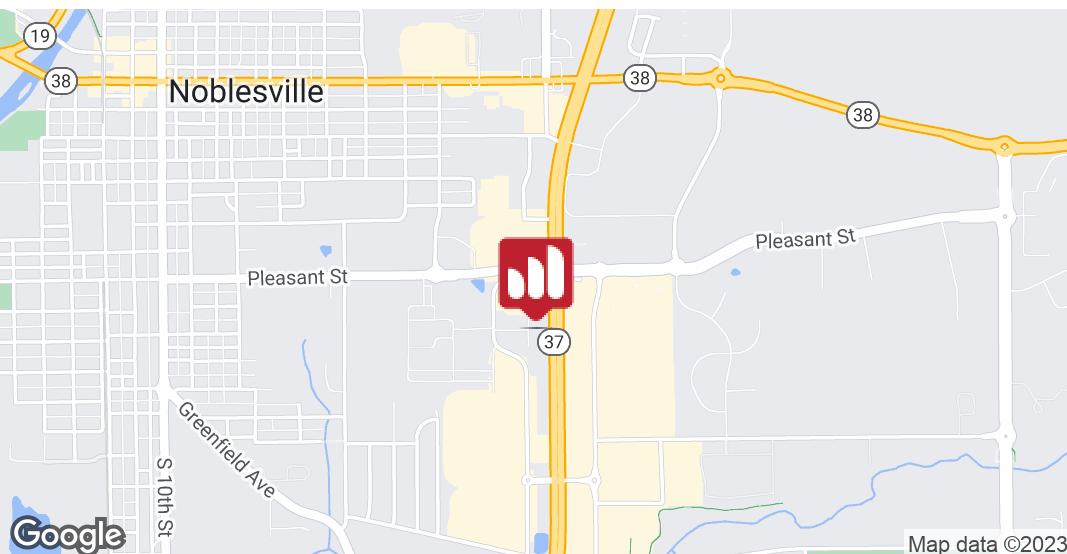
1,420 SF

LEASE RATE

\$17.00 SF/YR (NNN)

PROPERTY HIGHLIGHTS

- Beautifully refinished professional office space
- Hamilton County demographics
- New ownership & management
- Surrounded by various types of amenities
- Great visibility on SR 37 in Noblesville - signage options



FOR LEASE

CLOVER CREEK COMMONS

17160 Dragonfly Dr.
Noblesville, IN
46060

PETE ALVEAL

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

TOM FERGUSON

O: 317.454.7171 | C: 317.714.7171
tferguson@premiercres.com

CLOVER CREEK COMMONS

17160 Dragonfly Dr., Noblesville, IN 46060

FOR LEASE



PETE ALVEAL

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

TOM FERGUSON

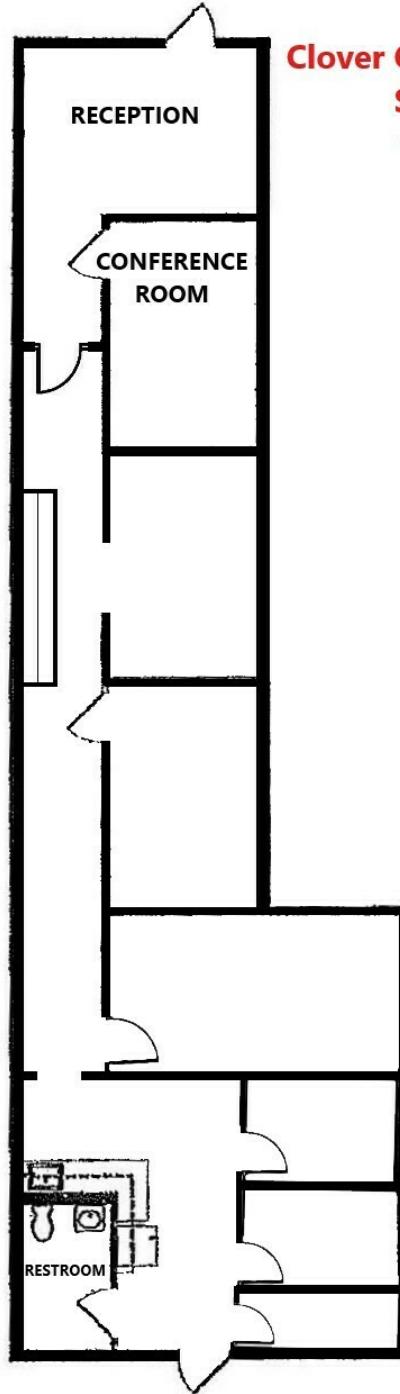
O: 317.454.7171 | C: 317.714.7171
tferguson@premiercres.com

Premier Commercial / TCN Worldwide • 6284 Rucker Road, Suite M, Indianapolis, IN 46220 • 317.454.7171 • premiercres.com

CLOVER CREEK COMMONS

17160 Dragonfly Dr., Noblesville, IN 46060

FOR LEASE



**Clover Creek Commons
Suite 300
1,420 SF**

PETE ALVEAL

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

TOM FERGUSON

O: 317.454.7171 | C: 317.714.7171
tferguson@premiercres.com

Premier Commercial / TCN Worldwide • 6284 Rucker Road, Suite M, Indianapolis, IN 46220 • 317.454.7171 • premiercres.com

CLOVER CREEK COMMONS

17160 Dragonfly Dr., Noblesville, IN 46060

FOR LEASE



PETE ALVEAL

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

TOM FERGUSON

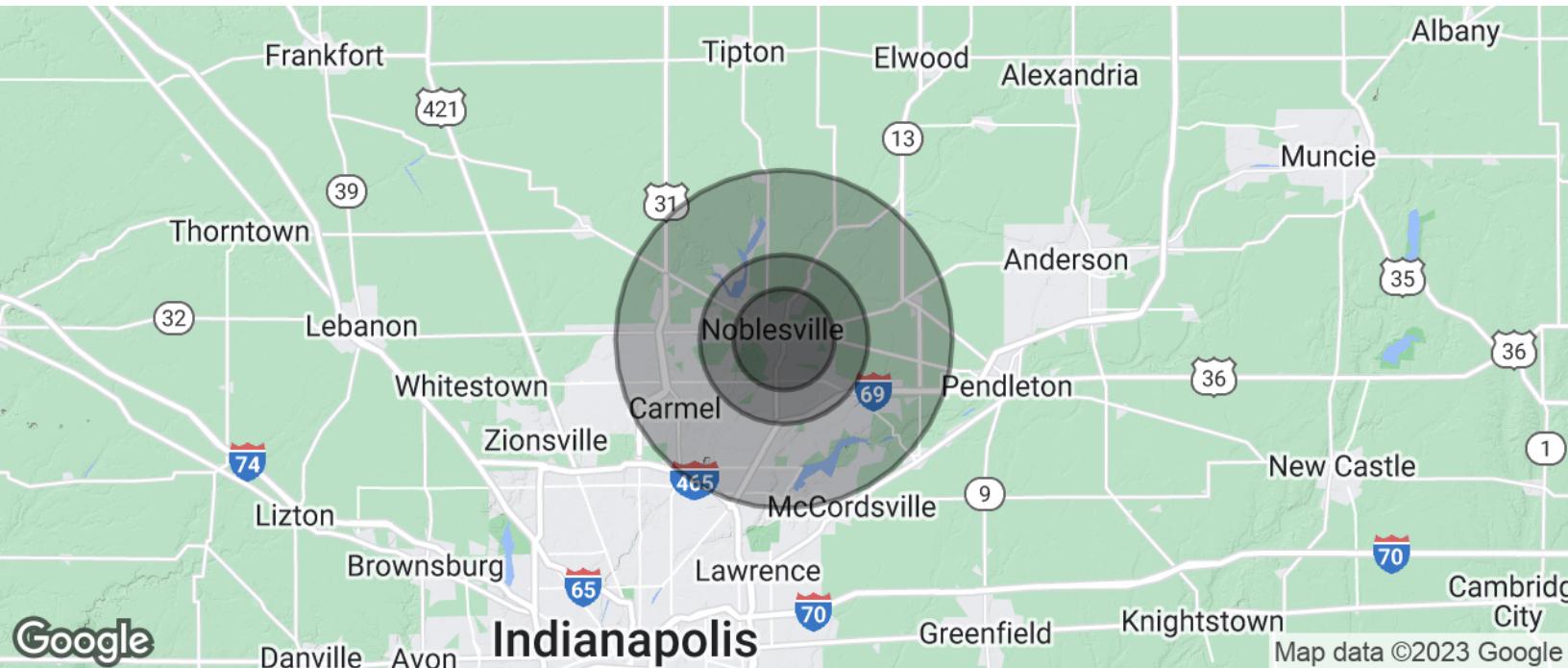
O: 317.454.7171 | C: 317.714.7171
tferguson@premiercres.com

• 6284 Rucker Road, Suite M, Indianapolis, IN 46220 • 317.454.7171 • premiercres.com

CLOVER CREEK COMMONS

17160 Dragonfly Dr., Noblesville, IN 46060

FOR LEASE



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	40,472	101,199	329,341
Average Age	34.5	35.3	38.0
Average Age (Male)	33.3	34.6	37.6
Average Age (Female)	36.2	36.6	38.7

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	15,985	38,297	132,204
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$93,122	\$107,200	\$114,676
Average House Value	\$221,936	\$249,422	\$269,621

* Demographic data derived from 2020 ACS - US Census

PETE ALVEAL

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

TOM FERGUSON

O: 317.454.7171 | C: 317.714.7171
tferguson@premiercres.com