



AVAILABLE SF

1,420 SF

LEASE RATE

\$17.00 SF/YR (NNN)

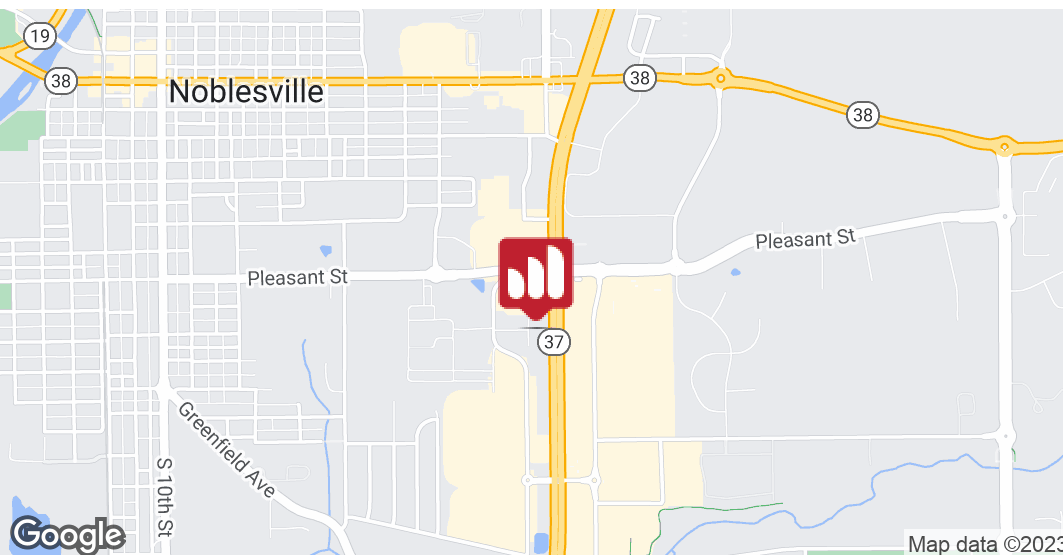
## PROPERTY HIGHLIGHTS

- 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**

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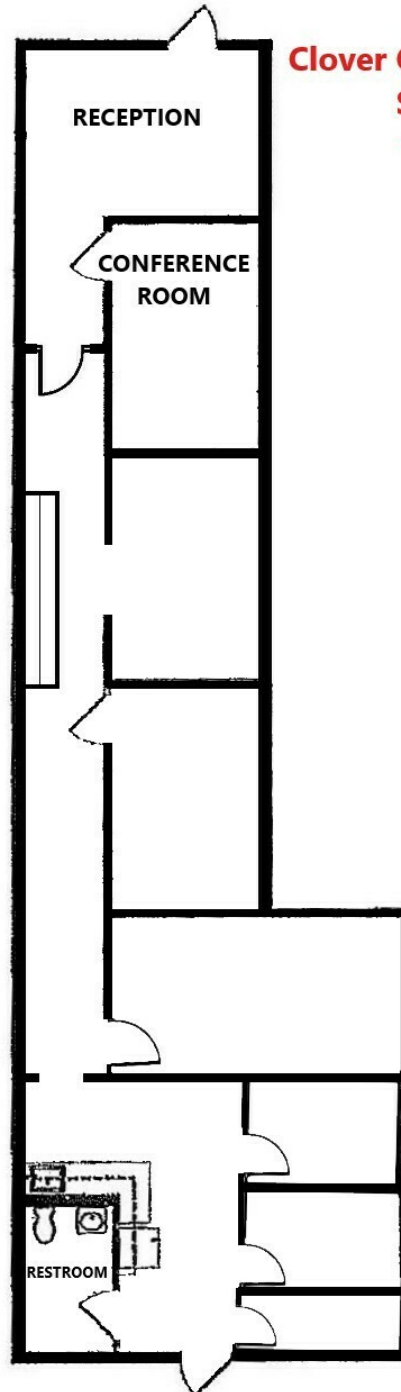
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17160 Dragonfly Dr., Noblesville, IN 46060

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

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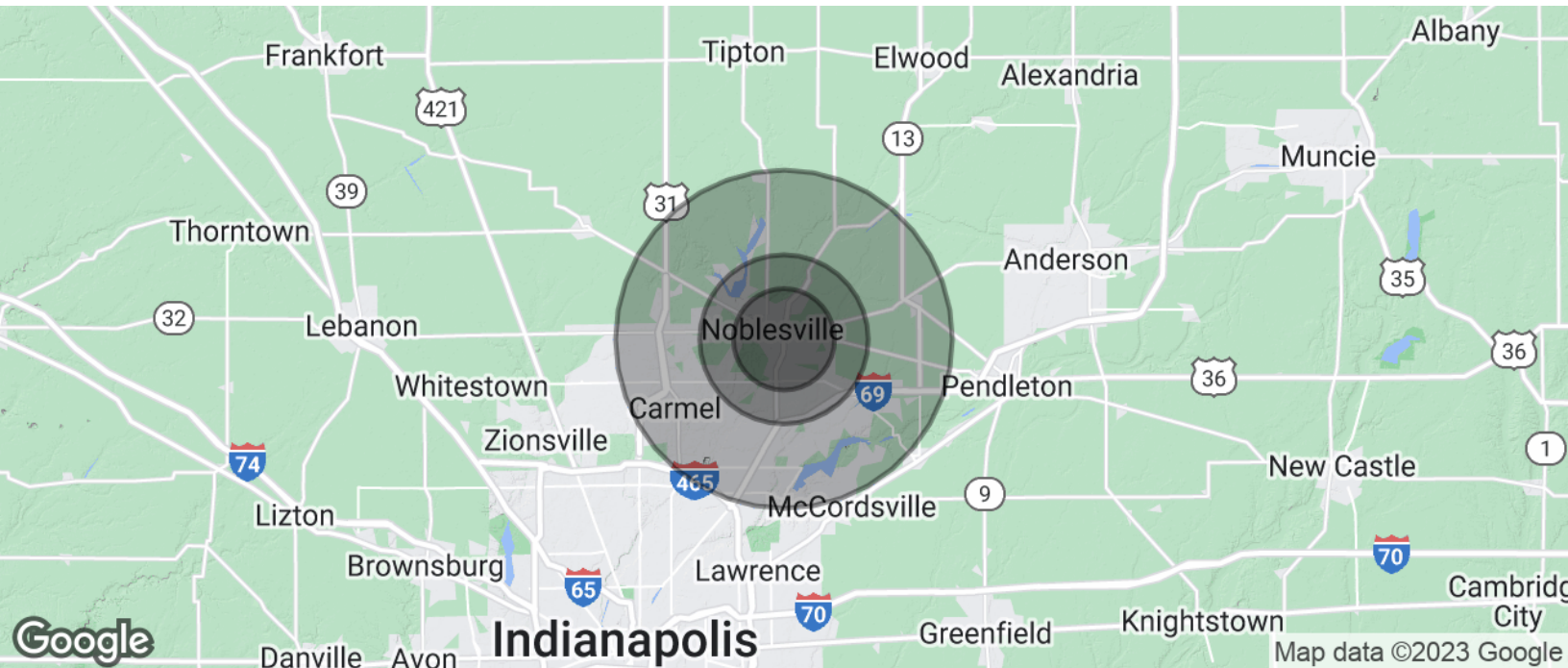
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	40,472	101,199	329,341
Average Age	34.5	35.3	38.0
Average Age (Male)	33.3	34.6	37.6
Average Age (Female)	36.2	36.6	38.7

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

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