

Retail Space for Lease

Noble Corner  
2315-2395 E. Conner St.  
Noblesville, Indiana 46060



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

1,924 SF Move-In Ready Retail Space



## Snapshot

Building Size:	46,336 SF
Available:	1,924 SF
Land:	2 Acres
Year Built:	1999
Parking:	50 Parking Spaces
Lease Rate:	\$17.50 PSF NNN

## Property Details

- Move-in ready spaces
- Great visibility with 361' of frontage on E. Conner St. and 293' on Cumberland Road
- Easy access to this multi-tenant retail center
- Located at a lighted intersection with an average of over 27,000 vehicles per day



3502 Woodview Trace, Suite 250  
Indianapolis, Indiana 46268  
317.875.8888  
www.cressy.com

Global Brokerage Division of Cressy Commercial Real Estate

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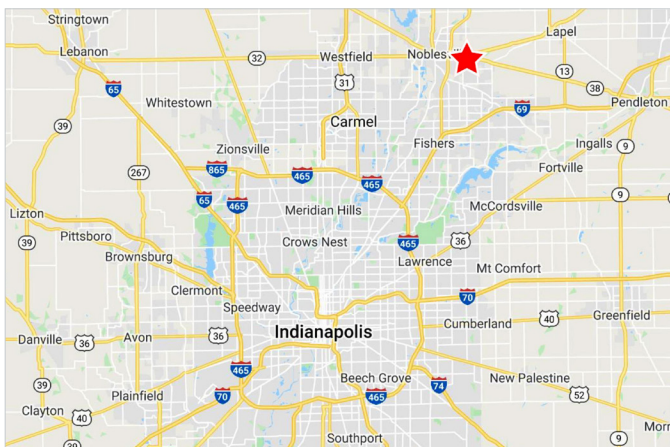
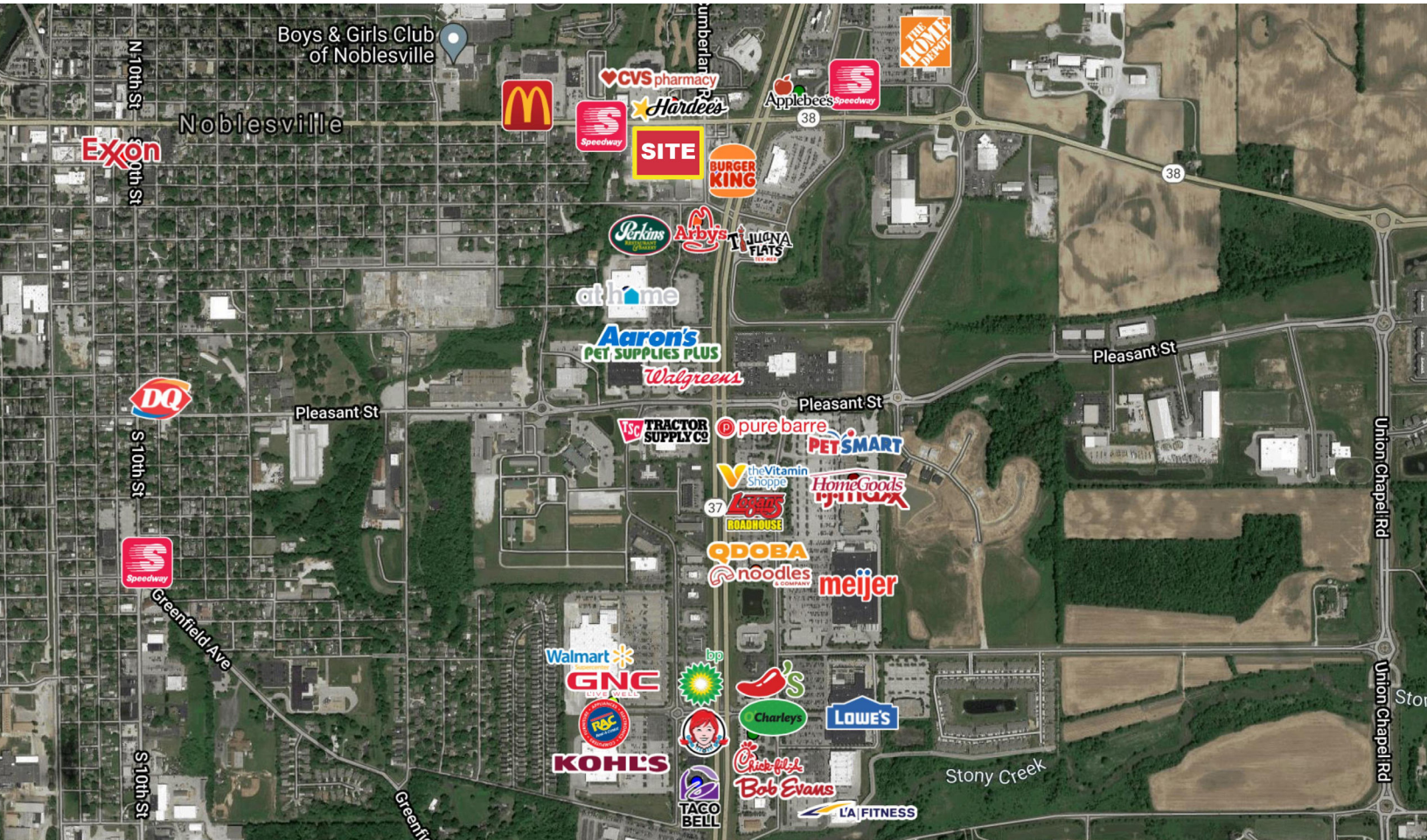
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Located in a Major Retail Corridor with High Traffic Count



### Location Details

Strong and stable retail trade area anchored by Home Depot, Lowe's, Wal-Mart, Meijer, Kohl's along with almost 38,000 population with average household incomes over \$103,000 in 3 miles. Hamilton County is consistently voted as one of the top places to live in the country.

2021 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	6,513	37,986	96,898
HOUSEHOLDS	2,719	14,333	36,050
AVERAGE HOUSEHOLD INCOME	\$66,005	\$103,786	\$116,694

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