



ALLIES
COMMERCIAL
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FOR LEASE

3,175 SF Noblesville Retail Space for Lease | SR 37

Retail

17535 TERRY LEE CROSSING NOBLESVILLE, IN 46260

VIEW THIS
LISTING ONLINE



ASKING RATE
\$36 PSF NNN



AVAILABLE SPACE
3,175 SF (Suite 200)
Second-generation retail space



SPACE CONDITION
Excellent
Former Dental Works space



PRIME LOCATION
Prime visibility to SR 37 with
multiple access points to
SR 37 and SR 32



TRAFFIC COUNT
34,067 VPD along SR 37
17,769 VDP along SR 32/38

RETAIL TRADE AREA
Near Walmart Supercenter, Meijer,
Lowe's, Home Depot, LA Fitness,
HomeGoods, TJ Maxx, Best Buy,
and PetSmart



IDEAL TENANT
Well suited for medical, dental,
wellness, or other retail users
seeking a second-generation space



OTHER SPECIFICATIONS
All furniture, fixtures, and
equipment included



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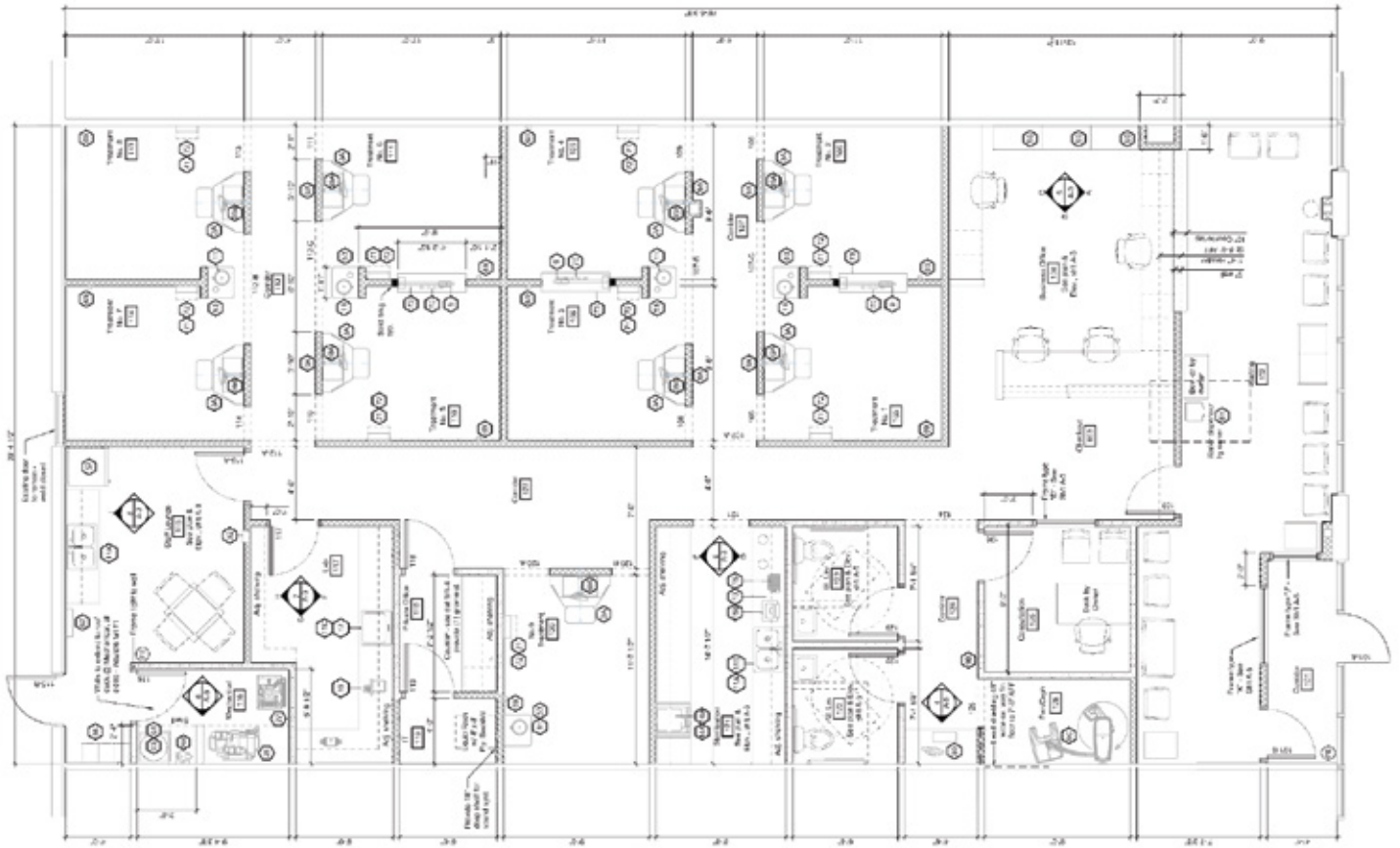
Retail

For Lease | 17535 Terry Lee Crossing, Noblesville, IN 46260





FLOOR PLAN



Area Demographics	1 Mile	3 Mile	5 Mile
2026 Total Population	6,214	41,943	107,614
Estimated 2031 Population	6,837	46,576	119,929
2026 Total Households	2,724	16,085	40,151
Estimated 2031 Households	3,022	17,966	45,156
2026 Median Household Income	\$83,490	\$112,802	\$120,993
Estimated 2031 Median Household Income	\$102,045	\$135,652	\$142,862

LOCATION



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DANIEL SANTANA
Broker

daniel@alliescommercialrealty.com
765-635-9215



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