

COMMERCIAL BUILDING FOR SALE

15550 Stony Creek Way | Noblesville, IN 46060



Commercial Building Minutes From SR 37 and SR 32 in Vibrant Noblesville

Building:	9,768 SF
Land:	1.29 Acres
Zoning:	C - Commercial
Built:	1991
Parking:	75 Surface Parking Spaces
List Price:	\$1,700,000

[VIEW PROPERTY ONLINE](#)

Building Details:

This purpose-built aquatic facility sits in the established Stony Creek Business Park at 146th Street and State Road 37, offering investors a specialized, income-producing asset backed by a lease to a long-tenured swim school operator with an outstanding local reputation and a long continuous occupancy at the site. The building's specialized construction; heated indoor pool, purpose-built layout, and central Hamilton County location convenient to Noblesville, Fishers, Carmel, and Westfield; supports strong tenant retention and limits re-tenanting risk, making this a compelling opportunity for buyers seeking a stable, cash-flowing commercial property with a proven operating history.



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3502 Woodview Trace, Suite 250, Indianapolis, IN 46268

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Jack Whitlock
Broker

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INTERIOR PHOTOS

COMMERCIAL BUILDING FOR SALE

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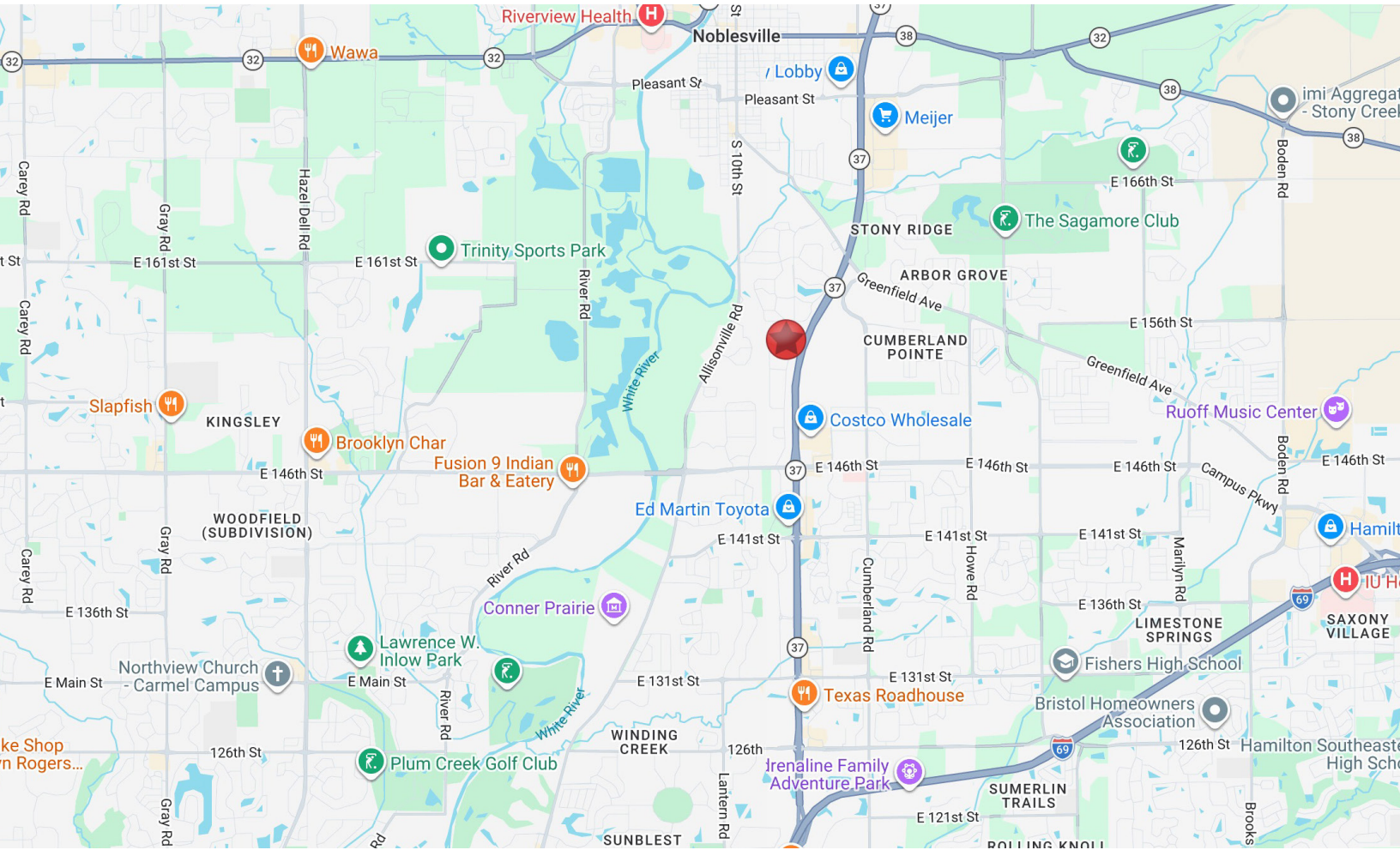
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LOCATION OVERVIEW

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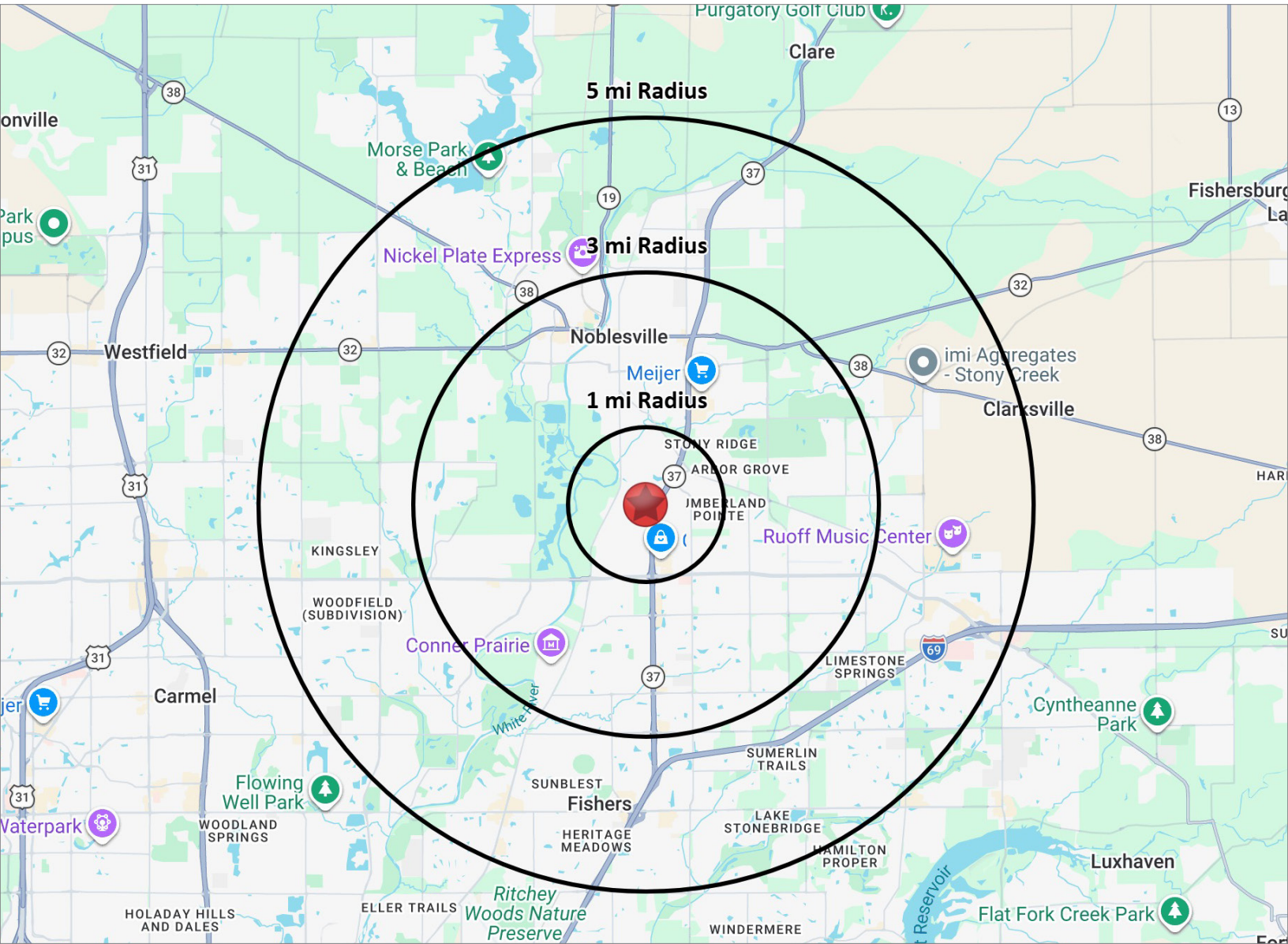
The property is situated near the intersection of SR 37 and SR 32, providing convenient access to Indianapolis, Fishers, and Carmel.



2025 DEMOGRAPHICS

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POPULATION

1 MILE	5,473
3 MILE	56,920
5 MILE	149,015



NUMBER OF HOUSEHOLDS

1 MILE	1,359
3 MILE	15,292
5 MILE	41,473



AVERAGE HOUSEHOLD INCOME

1 MILE	\$138,076
3 MILE	\$147,493
5 MILE	\$157,864



MEDIAN HOME VALUE

1 MILE	390,225
3 MILE	408,096
5 MILE	426,513