

FISHERS CORNER

11670 Commercial Drive Fishers, IN 46038



MIDLAND ATLANTIC
PROPERTIES



PROPERTY OVERVIEW

Target shadow anchored retail shops in the heart of Fishers Nickle Plate District and near IKEA, Top Golf and The Yard!

PROPERTY HIGHLIGHTS

- 1,853 Square Feet Available
- Located at 116th & I-69 Fishers, IN Near IKEA, Top Golf and The Yard
- Ranked #1 of the "Best Places to Live" by CNN Money Magazine (2012)
- The Nickel Plate District Redevelopment Brings to the Area Over 300 New Luxury Apartments, with 146,000 Square Feet of Medical, Office and Retail Mixed-Use Under Construction
- Walk Score of 63 - Pedestrian Friendly
- Join Five Guys, Fishers Urgent Care, SportClips, Massage Envy, Nothing Bundt Cakes, Verde, Max Challenge and More
- LIVE • WORK • PLAY
- Dual Signage on Buildings

DEMOGRAPHICS

	3 MILE	5 MILES
Total Population	69,234	173,348
Average HH Income	\$134,345	\$134,561
Businesses	3,538	7,963
Employees	40,608	80,533

TRAFFIC COUNTS

Commercial Drive	5,032
116th Street	26,571



MIDLAND ATLANTIC PROPERTIES

Indianapolis Office
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MIDLANDATLANTIC.COM

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DEVELOPMENT • BROKERAGE • ACQUISITIONS • MANAGEMENT

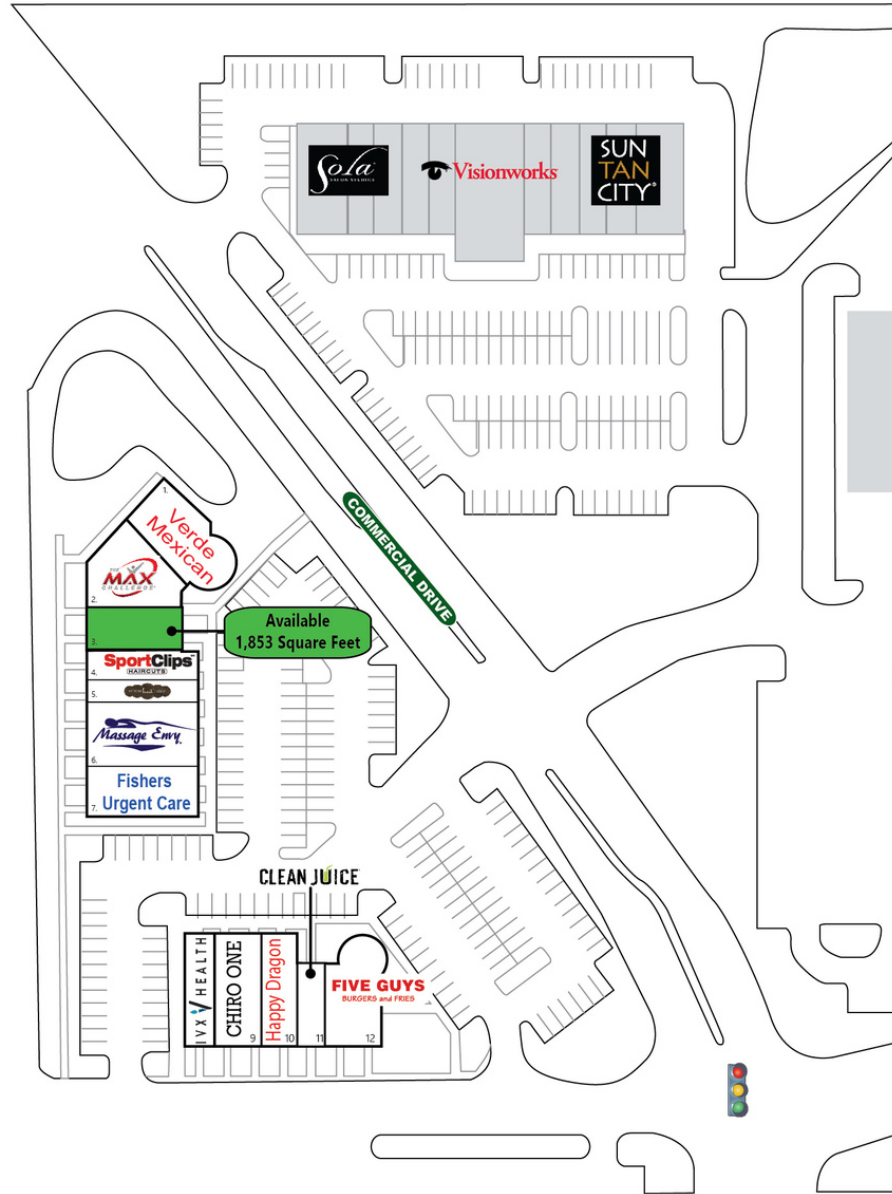
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TARGET

1. Verde Mexican
2. Max Challenge
3. Available - 1,853 SF
4. Sport Clips
5. Nothing Bundt Cakes
6. Massage Envy
7. Fishers Urgent Care
8. IVX Health
9. Chiro One
10. Happy Dragon
11. Clean Juice
12. Five Guys Burgers & Fries

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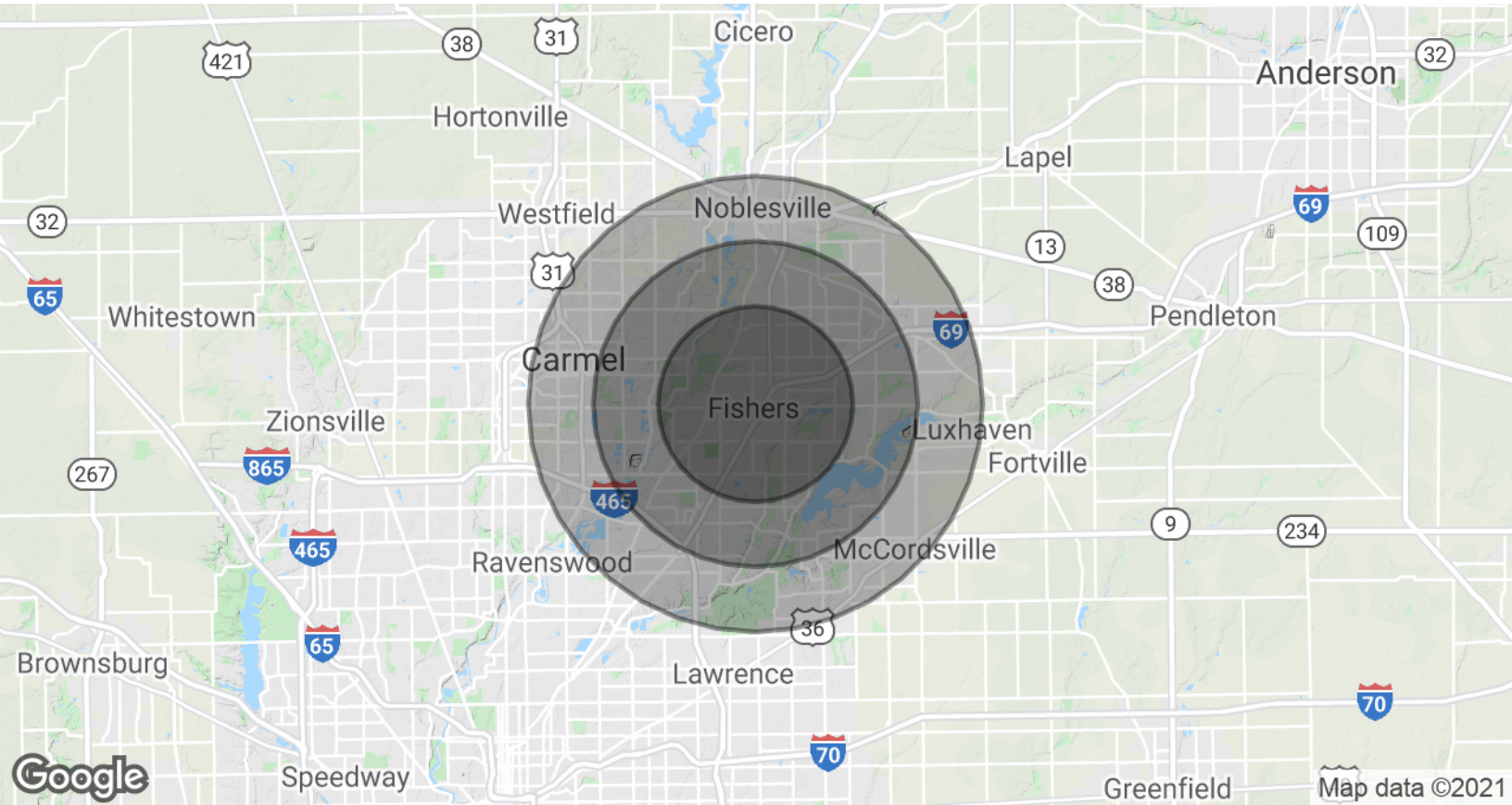


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POPULATION & HOUSING

	3 MILE	5 MILES	7 MILES
Total Population	69,234	173,348	297,610
Projected Annual Growth (2020-2025)	2.2%	1.9%	1.8%
Total Households	27,346	67,626	117,843
Median Home Value	\$260,184	\$277,257	\$272,571

INCOME & BUSINESS

	3 MILE	5 MILES	7 MILES
Average HH income	\$134,345	\$134,561	\$126,184
Daytime Population (16+ years)	53,424	134,061	232,191
Total Businesses	3,538	7,963	16,455
Total Employees	40,608	80,533	170,384

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