



FOR SALE, LEASE OR BUILD-TO-SUIT

Prairie View at Crosspoint
Fishers, IN 46038

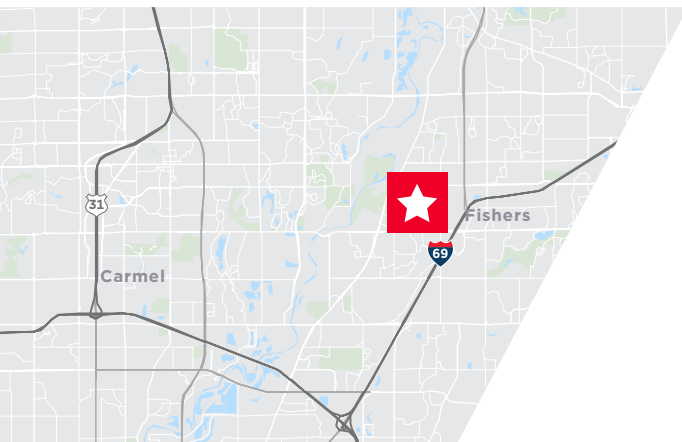
DEVELOPMENT SITES

Located in the explosive
Northeast corridor with major
I-69 frontage

Brand new intersection at 106th
Street interchange

Multiple sites and sizes available

Flexibility to sell, lease or build-
to-suit



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FOR SALE, LEASE OR BUILD-TO-SUIT

Prairie View at Crosspoint
106th & Lantern Road

PROPERTY HIGHLIGHTS

- Multiple sites and sizes available
- Located in popular Fishers, Indiana in Hamilton County
- Brand new figure-8 roundabout interchange at 106th Street & I-69
- Explosive growth & momentum in Fishers
- Excellent visibility along I-69
- One of the very few smaller site developments available in the I-69 corridor
- Flexibility to sell, lease or build-to-suit



AERIAL



Site	Sale Price	Lease Rate	Building Size
#1	\$795,000	\$22.00/sf NNN	20,000-25,000 SF
#2	\$395,000	\$22.00/sf NNN	6,000-8,000 SF
#3	\$295,000	\$22.00/sf NNN	4,000-6,000 SF

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FISHERS, IN

The City of Fishers is a suburb of Indianapolis, Indiana located in Hamilton County and was named #1 Place to Live in the U.S. by Money Magazine in 2017. Fishers is known as a smart, vibrant and entrepreneurial city through its neighborhood development, dedication supporting high-growth companies, and innovative city processes.

With a population of 91,832 (2017), Fishers is one of the fastest growing communities in Indiana and has received national accolades for entrepreneurship, livability and safety.

Located close to I-69 & I-465, Fishers is the perfect location to live and work.

#1 Place to live in the U.S.,
Money Magazine, 2017

#1 Indianapolis Airport best in the
US, Conde Nast Traveler

#2 Top 20 Safest Cities of 2018,
SafeWise



Demographics

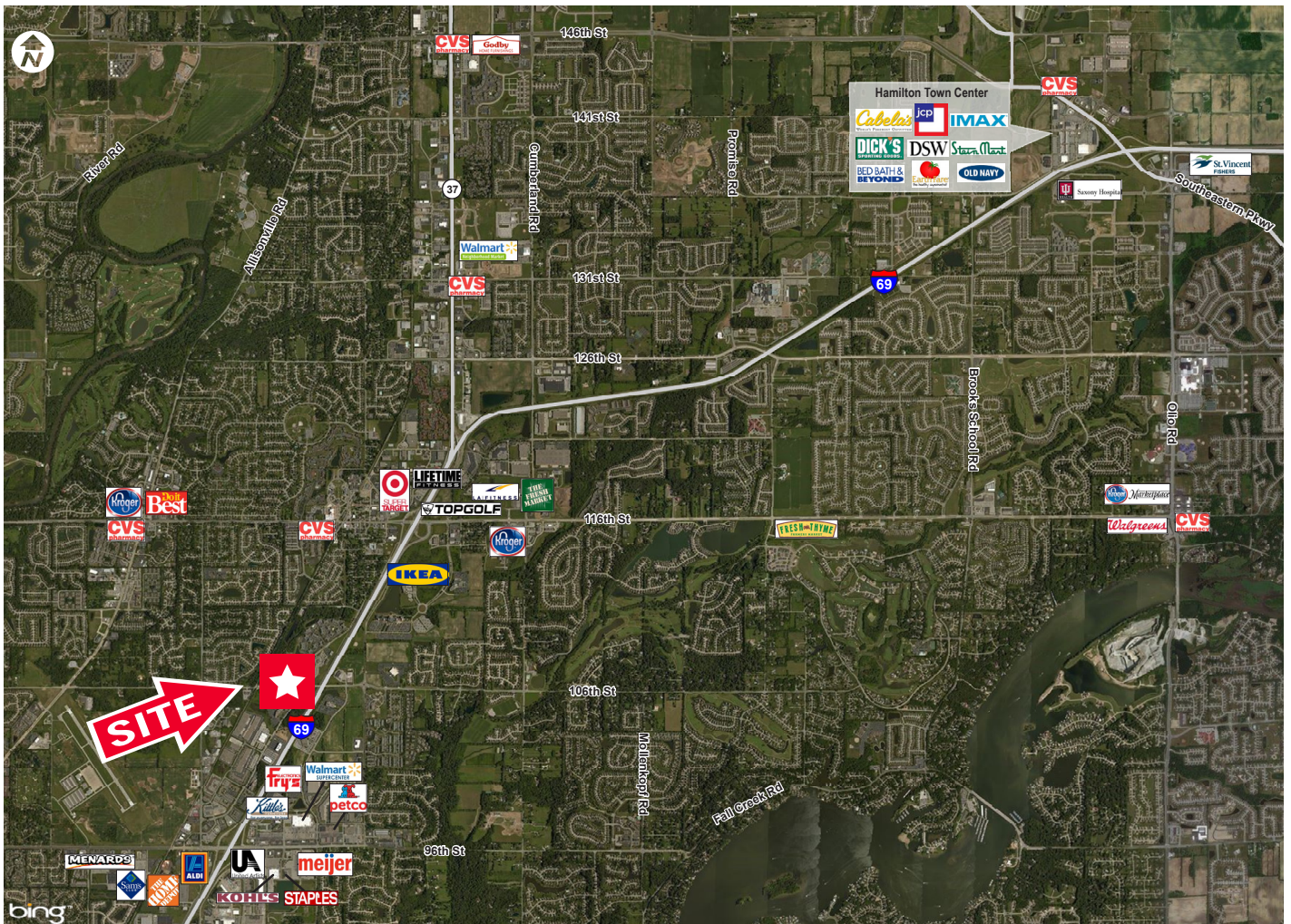
	1 Mile	3 Mile	5 Mile
Population	7,820	57,232	151,604
AVG. HH Income	\$90,543	\$100,110	\$110,814
Daytime Population	9,824	42,083	113,045

Traffic Counts

I-69 @ 106th Street

119,554 ADT

Fishers Retail Trade Area

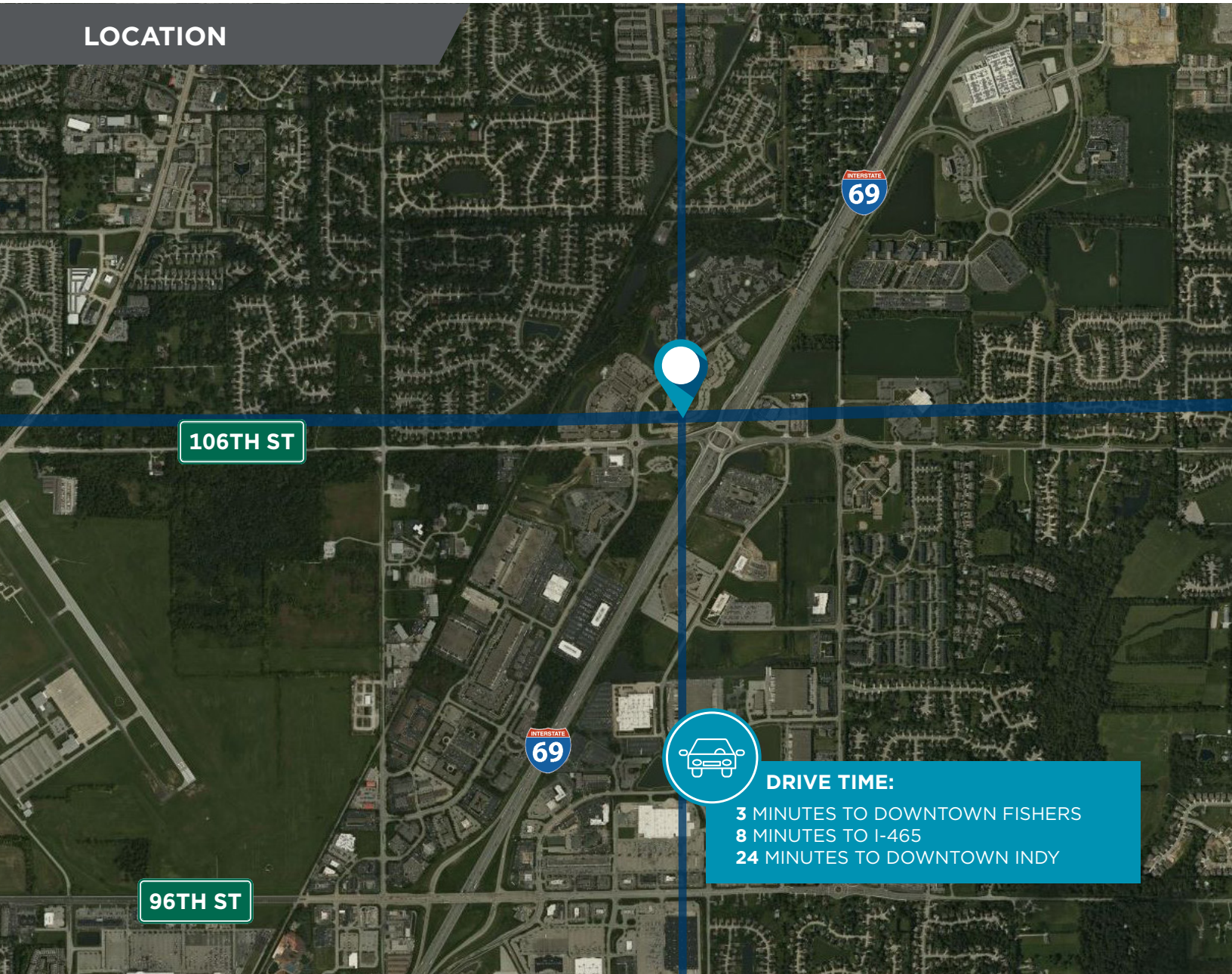




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LOCATION



DRIVE TIME:

3 MINUTES TO DOWNTOWN FISHERS
8 MINUTES TO I-465
24 MINUTES TO DOWNTOWN INDY

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