

CENTRE NORTH

8600 E. 96th Street Fishers, IN 46038



MIDLAND ATLANTIC
PROPERTIES

AUTOZONE, SLEEP OUTFITTERS, AND CLEAN EATZ COMING SOON



PROPERTY OVERVIEW

Prominent shopping center with anchor space and small shop space available.

PROPERTY HIGHLIGHTS

- 23,897 Square Foot Anchor Space Available
- 2,787 Square Foot Turnkey Restaurant Space Available Immediately
- 1,688 - 6,000 Small Shop Space Available
- 1,688 Square Foot Outlot Shop Space Facing Walmart with Visibility from East 96th Street
- Strong Co-tenancy: Pep Boys, Petco, Party City and Panera Bread
- Prime Visibility to Over 30,000 Vehicles per Day
- Shared Traffic Signal with Walmart
- Build-to-Suit Opportunity up to 25,000 Square Feet

DEMOGRAPHICS

	3 MILE	5 MILES
Total Population	63,453	169,846
Average HH Income	\$109,028	\$120,334
Businesses	4,160	8,768
Employees	55,249	108,434

TRAFFIC COUNTS

96th Street	30,000
-------------	--------



MIDLAND ATLANTIC PROPERTIES

Indianapolis Office
3801 East 82nd Street, Suite B
Indianapolis, IN 46240

MIDLANDATLANTIC.COM

SHAWN HEFFERN

Direct: 317.597.1715
Cell: 317.695.8938
sheffern@midlandatlantic.us

DEVELOPMENT • BROKERAGE • ACQUISITIONS • MANAGEMENT

Information contained herein has been obtained from sources deemed reliable but is not guaranteed and is subject to change without notice.

CENTRE NORTH

8600 E. 96th Street Fishers, IN 46038



MIDLAND ATLANTIC
PROPERTIES



SUIT	TENANT	S.F.
D1	Autozone	
E1	Tuesday Morning	
B1	Dollar Tree	
B2	Available	23,897 SF
B3	Petco	
H	Plato's Closet	
J	Available	6,000 SF
A	Panera Bread	
B	Available	2,000 SF
D	Sleep Outfitters	
H2	Available	1,688 SF
E & F	Clean Eatz	
G	Aurthur Murray Dance	

SUITE	TENANT	S.F.
A1	Party City	
C1	Nail Salon	
C2	Available	2,787 SF
C4	Leslie's Poolmart	
C5	Chicago's Pizza with a Twist	
C6	Noodles & Co.	
*	Available Storage	1,500 SF

CENTRE NORTH

8600 E. 96th Street Fishers, IN 46038



MIDLAND ATLANTIC
PROPERTIES

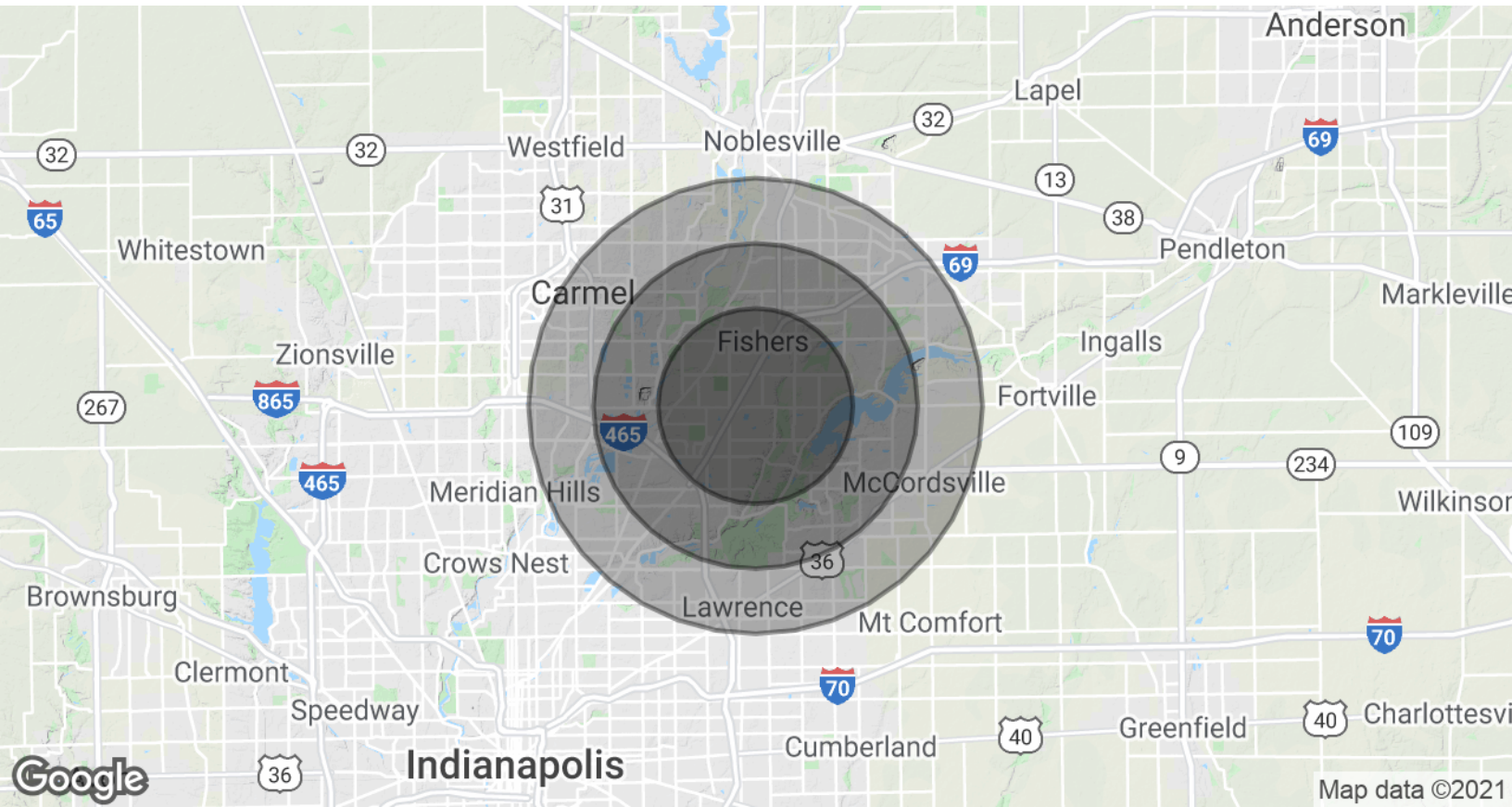


CENTRE NORTH

8600 E. 96th Street Fishers, IN 46038



MIDLAND ATLANTIC
PROPERTIES



POPULATION & HOUSING

	3 MILE	5 MILES	7 MILES
Total Population	63,453	169,846	345,728
Projected Annual Growth (2019-2024)	1.4%	1.3%	1.3%
Total Households	28,172	70,108	141,352
Median Home Value	\$225,983	\$250,895	\$237,002

INCOME & BUSINESS

	3 MILE	5 MILES	7 MILES
Average HH income	\$109,028	\$120,334	\$105,538
Daytime Population (16+ years)	69,356	144,457	248,543
Total Businesses	4,160	8,768	15,020
Total Employees	55,249	108,434	169,957

MIDLAND ATLANTIC PROPERTIES

Indianapolis Office
3801 East 82nd Street, Suite B
Indianapolis, IN 46240

MIDLANDATLANTIC.COM

SHAWN HEFFERN

Direct: 317.597.1715
Cell: 317.695.8938
sheffern@midlandatlantic.us

DEVELOPMENT • BROKERAGE • ACQUISITIONS • MANAGEMENT

Information contained herein has been obtained from sources deemed reliable but is not guaranteed and is subject to change without notice.