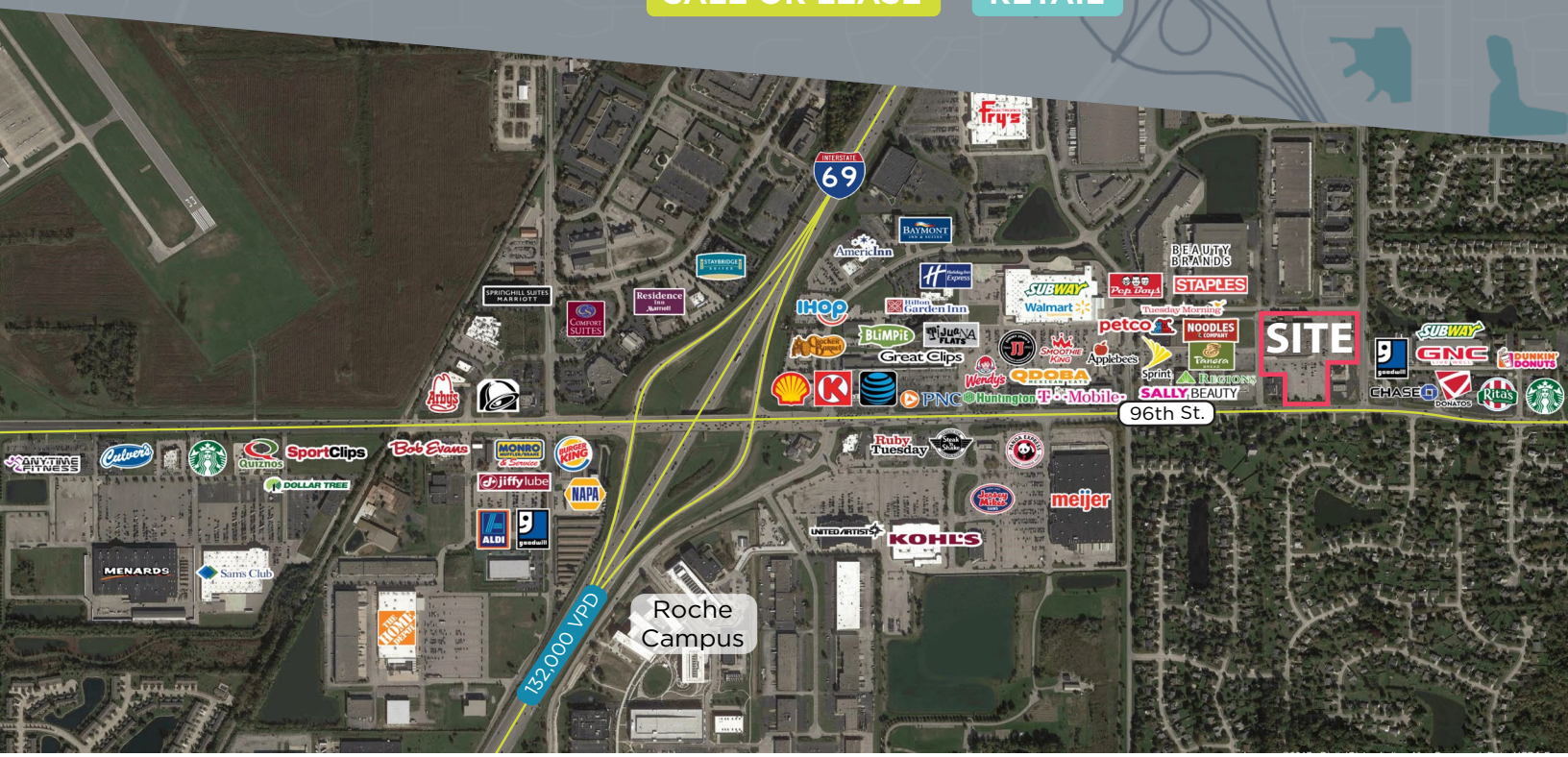
RESOURCE

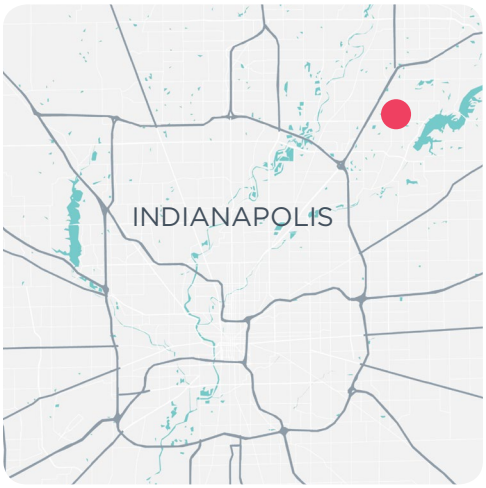
rcre.com H030

8766 E 96TH STREET
FISHERS, IN 46037

SALE OR LEASE | RETAIL



FORMER MARSH SUPERMARKET IN FISHERS, INDIANA



AVAILABLE

81,068 SF 7.91 AC
(building can be subdivided)

SALE PRICE $7,500,000

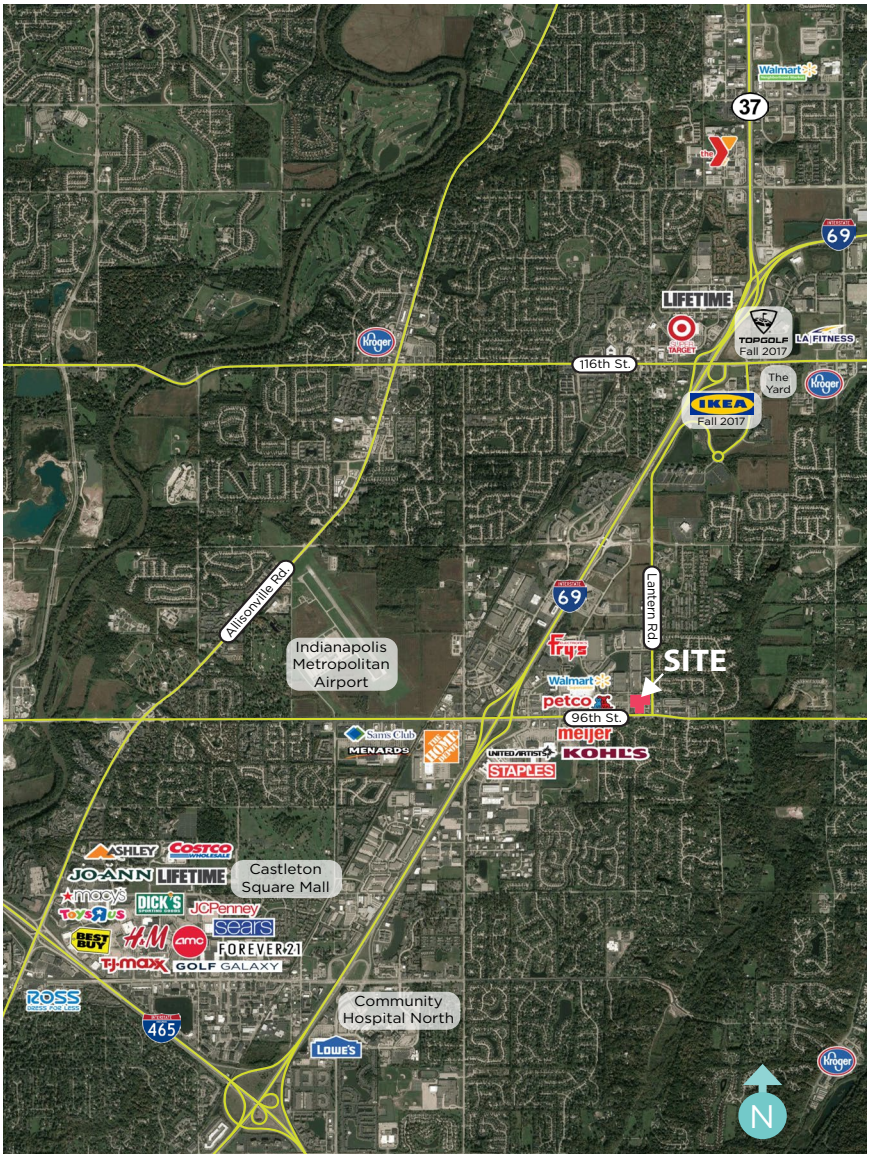
LEASE RATE $9/SF NNN

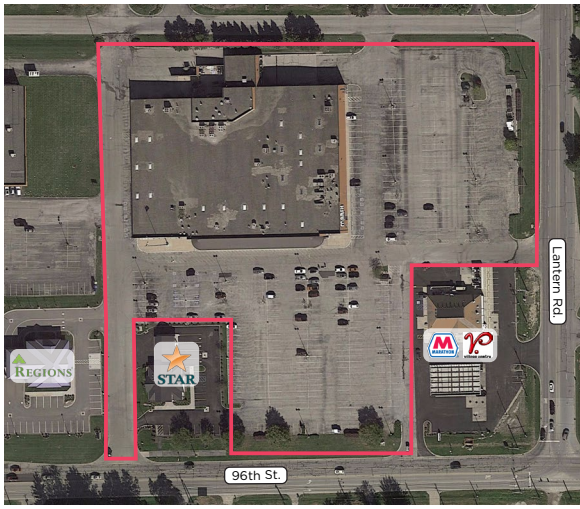
This 81,068 SF building is in a prime retail area and provides large box users the ability to enter this excellent Fishers, IN market. It can be subdivided or completely redeveloped with multiple options for owner/users, tenants or investors.

+ Located on major east/west thoroughfare connecting Indianapolis and Fishers
+ Part of the regional retail hub
+ Zoning: C-3

9339 Priority Way West Drive
Suite 120
Indianapolis, IN 46240
317.663.6000

BETH PATTERSON
Principal & Director of Retail Services
O 317.663.6558
C 317.514.8454
beth.patterson@rcre.com





DEMOGRAPHICS*

	1 MILE	3 MILES	5 MILES
Population	7,076	62,434	162,412
Households	3,003	26,865	68,831
Average HH Income	$94,804	$113,638	$118,424
Median Age	7,076	62,434	162,412

*SitesUSA 2017 Estimated

BETH PATTERSON
Principal & Director of Retail Services
O 317.663.6558
C 317.514.8454
beth.patterson@rcre.com

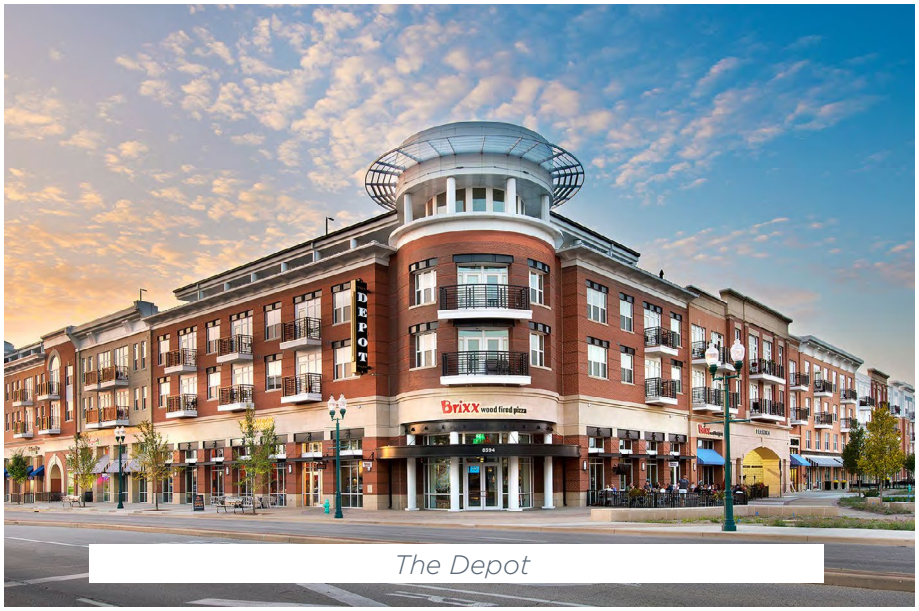
RESOURCE
rcre.com

ABOUT **FISHERS, IN**

Fishers is one of Indiana's fastest growing communities with an increase in population of 5.3% from April 1, 2010 - July 1, 2015 (US Census Bureau). The I-69/SR 37 corridor continues to be a high traffic area with booming retail and residential projects (newly opened Top Golf and IKEA).

RECENT AWARDS & RECOGNITIONS

2017 - #1 on MONEY Magizine's 2017 Best Places to Live
2017 - #24 on Alarm.org's 2017 Top 100 Safest Cities in America
2017 - 100 on Livability's 2017 Top 100 Best Places to Live
2017 - #35 on GoodCall's list of 2017 Best Cities for K-12 Teachers
2017 - KaBoom! Playful City USA Community
2017 - Niche.com ranked 16th on Best Places to Live in America
2017 - #6 on The SafeWise Report 30 Safest Cities to Raise a Child
2016 - Named Indiana Chamber's 2016 Community of the Year
2016 - #30 on MONEY Magazine's 2016 Best Places to Live in the U.S.
2015 - #11 of 20 Safest Cities in America (Asbury Park Press)



The Depot

The Switch

Nickle Plate District Amphitheater

Saxony Lake & Beach

Fishers Farmers Market

BETH PATTERSON
Principal & Director of Retail Services
O 317.663.6558
C 317.514.8454
beth.patterson@rcre.com

RESOURCE
rcre.com

#grow**Indiana**

The information contained herein was obtained from sources we consider reliable. We cannot be responsible for errors, omissions, prior sale or lease, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend the lessee's/purchaser's independent investigation. Ver 18.07.02-1346

9339 Priority Way West Drive
Suite 120
Indianapolis, IN 46240
317.663.6000