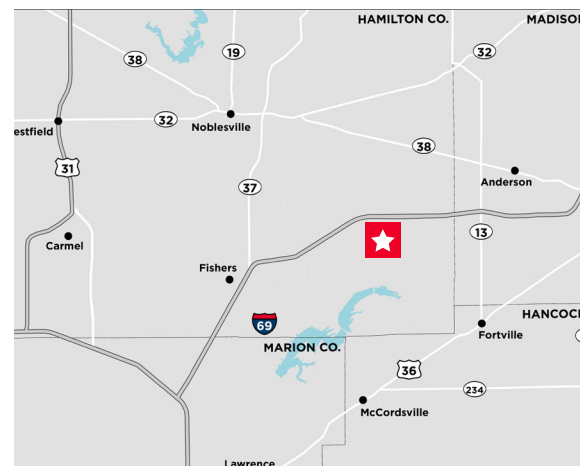




Property Highlights

- 62.42 acres located at I-69 & 136th Street
- Premier I-69 location
- 1,800+ lineal feet of I-69 frontage
- Adjacent access to 136th & Cyntheanne Road roundabout
- Utilities available nearby
- Ideal corporate campus/mixed-use site





FOR SALE

Prime Development Site

I-69 & 136th Street
Fishers, IN



Hamilton
Town Center

CYNTHIANNE RD

INTERSTATE
69

SITE

136TH STREET

EXIT 210

Hamilton
Southeastern
Schools

- petco
- DICK'S
- OLD NAVY
- ULTA
- DSW
- McALISTER'S
- BED BATH & BEYOND
- JCPenney

Fishers, IN

- #1 City to Live (MONEY Magazine, 2017)
- Award winning Hamilton Southeastern Schools
- I-69 connectivity & improvements
- High profile retail: Top Golf, IKEA
- Extreme focus on amenities & quality of life
- Pro-business governance


Fishers, IN Demographics

	5 Minute	10 Minute
Population	28,805	110,563
Households	11,860	44,739
Median Age	35.65	36.15
Average HH Income	\$117,583	\$127,002
Daytime Employees	35,019	103,984
Population Growth '18-'23	9.1%	8.8%
Household Growth '18-'23	9.4%	9.0%


Bill French

bill.french@cushwake.com
+1 317 639 0430

One American Square, Suite 1800
Indianapolis, IN 46282 | USA
Main +1 317 634 6363
Fax +1 317 639 0504

cushmanwakefield.com