

CENTRE NORTH

8600 E. 96th Street Fishers, IN 46038



MIDLAND ATLANTIC
PROPERTIES



PROPERTY OVERVIEW

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

PROPERTY HIGHLIGHTS

- 23,897 Square Foot Anchor Space Available
- 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: AutoZone, 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 MILES	5 MILES
Total Population	64,367	174,224
Average HH Income	\$112,565	\$125,945
Businesses	4,158	9,792
Employees	51,800	135,628

TRAFFIC COUNTS

96th Street	30,000
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Indianapolis Office
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MIDLANDATLANTIC.COM

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DEVELOPMENT • BROKERAGE • ACQUISITIONS • MANAGEMENT

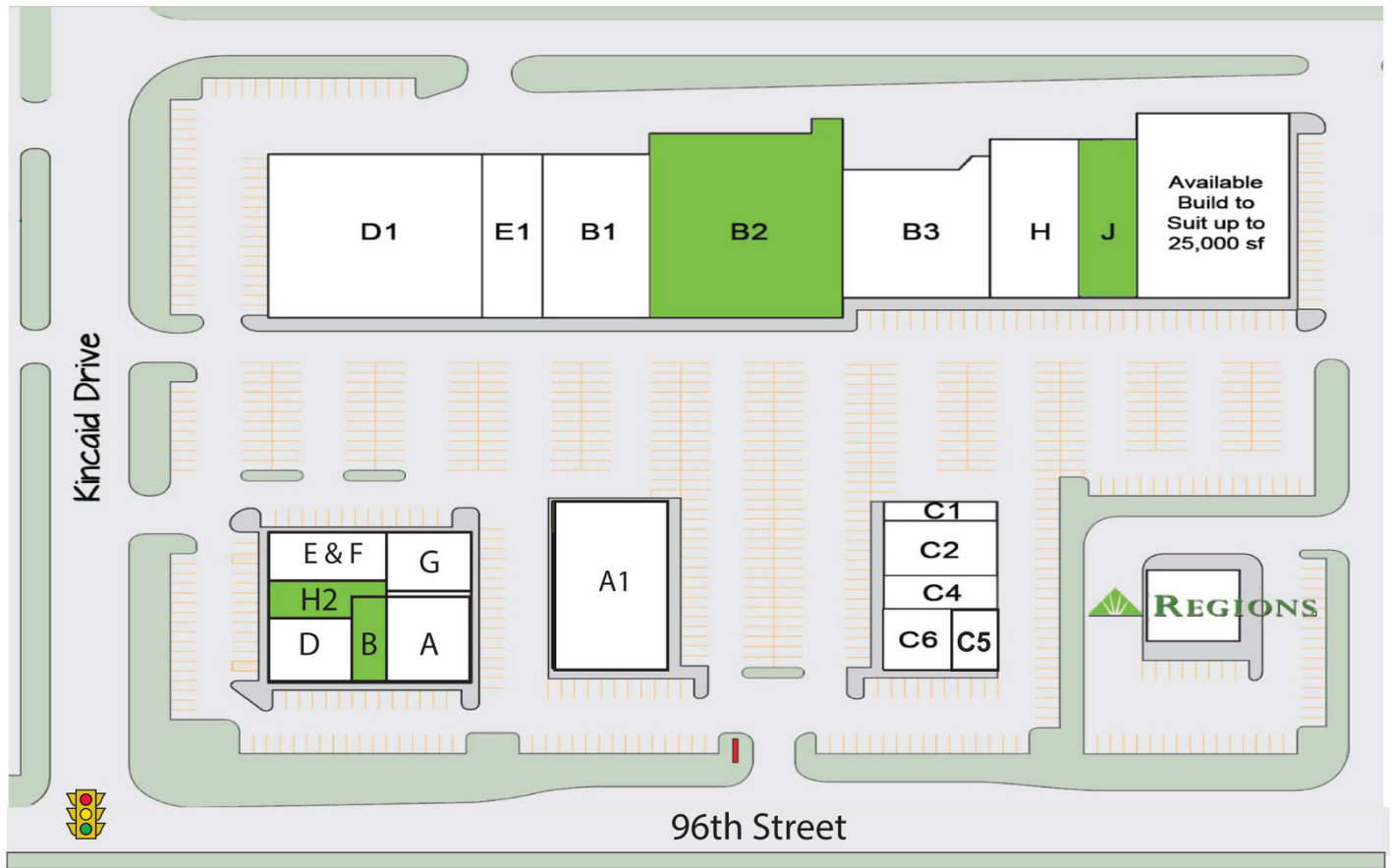
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SUIT	TENANT	S.F.
D1	AutoZone	
E1	Tuesday Morning	
B1	Dollar Tree	
B2	Available	23,897 SF
B3	Petco	
H	Plato's Closet	
J	Available	6,000 SF
A	Panera Bread	
B	Available	2,000 SF
D	Sleep Outfitters	
H2	Available	1,688 SF
E & F	Clean EatZ	
G	Aurthur Murray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

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

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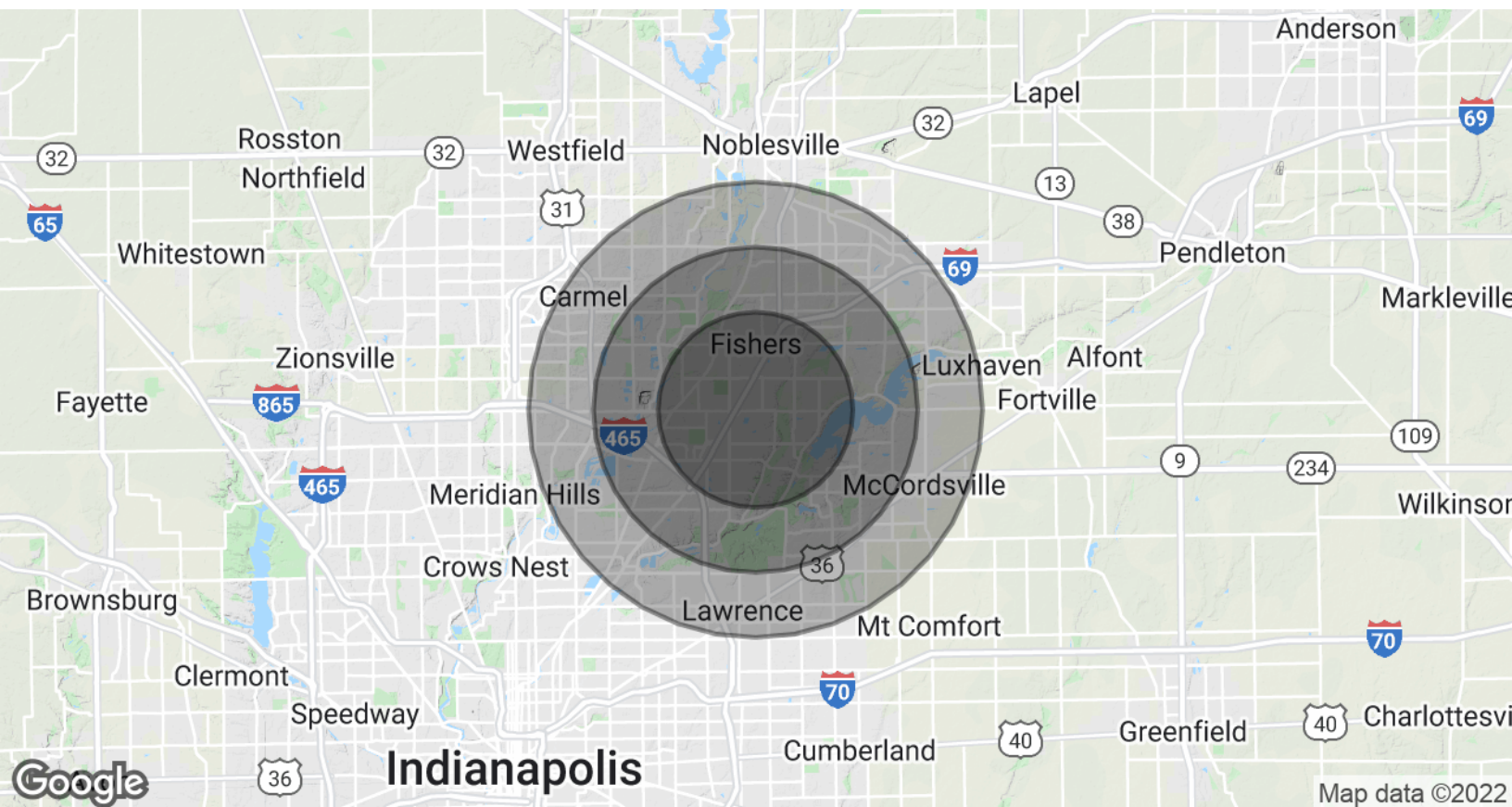


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POPULATION & HOUSING

	3 MILES	5 MILES	7 MILES
Total Population	64,367	174,224	355,101
Projected Annual Growth (2021-2026)	1.2%	1.4%	1.7%
Total Households	27,520	69,476	140,487
Median Home Value	\$241,872	\$271,182	\$260,845

INCOME & BUSINESS

	3 MILES	5 MILES	7 MILES
Average HH income	\$112,565	\$125,945	\$112,348
Daytime Population (16+ years)	66,755	154,632	261,243
Total Businesses	4,158	9,792	17,314
Total Employees	51,397	115,444	175,675

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