



**FOR SALE**

**10000 Allisonville Road**  
Fishers, IN

### Property Highlights

- ± 19,025 SF, 2-story office building
- ± 3.07 acres (per assessor)
- Abundant parking (4.75/1,000 SF)
- Well maintained owner/occupant opportunity
- Excellent exposure/visibility to Allisonville Road
- Unique outdoor patio area
- Recent Improvements:
  - 2021 – 2022 | Tuckpointing and power washing
  - 2020 | New boiler
  - 2018 | New AHU & controls
  - 2008 | New roof
- Sale Price | \$3,330,000



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# Site Plan



## Property Information

### SITE & BUILDING SPECS

Building Size	± 19,025 SF
Acres	± 3.07 (per assessor)
County	Hamilton County
Submarket	Fishers
Built	± 2002
Renovated	2014, 2016, 2018 - 2022
Zoning	C-2
Parking	± 90 spaces (4.75/1,000 SF)

### DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population 2024	6,223	59,331	167,084
Population Projected 2029	7,038	61,348	173,875
Average HH Income	\$92,980	\$113,668	\$134,747
Total Households 2024	3,182	27,948	72,385
Households Project 2029	3,616	29,038	75,906

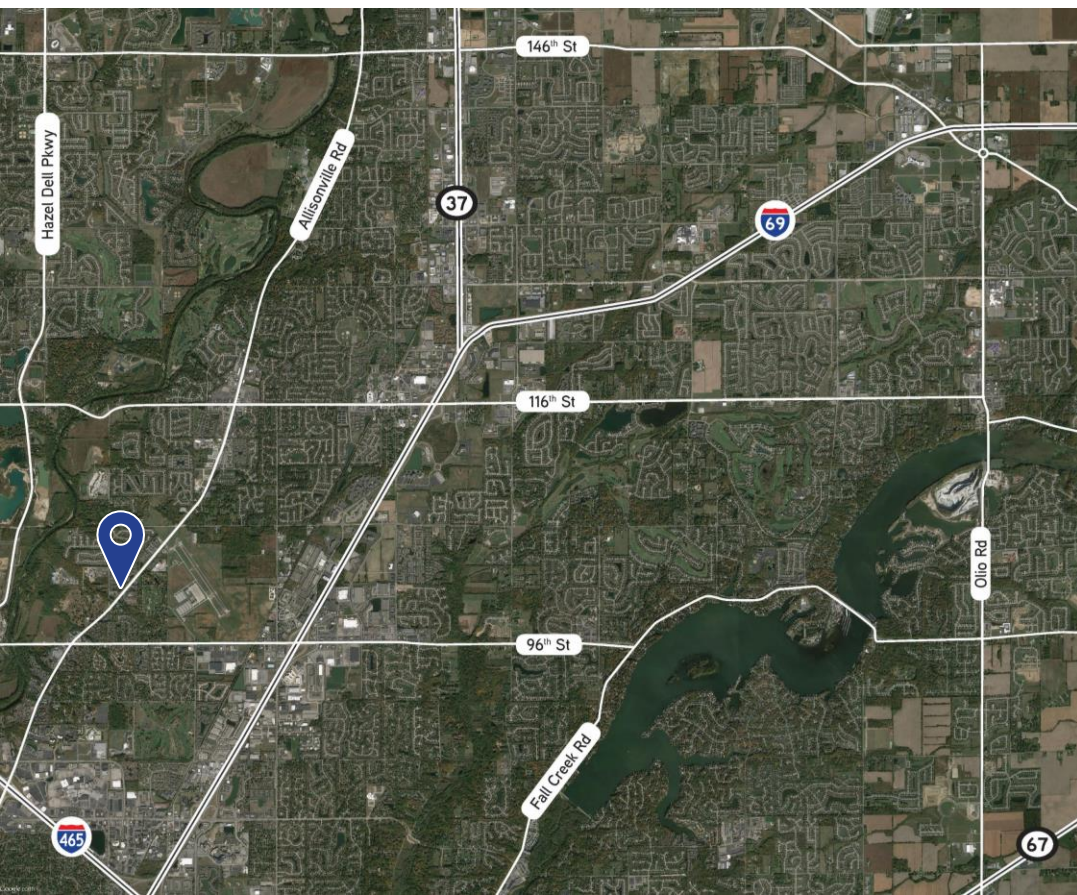
### EMPLOYMENT

	1 Mile	3 Mile	5 Mile
White Collar	82%	81%	81%
Blue Collar	11%	10%	10%
Services	7%	9%	9%
Unemployment Rate	1.2%	2.7%	2.6%









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