



11578 Allisonville Rd.  
Fishers, IN 46038



### PROPERTY DESCRIPTION

**• DO NOT DISTURB TENANT •**

7,375 SF Available For Sale in Fishers, IN. High visibility on Allisonville Rd. High traffic corridor in a densely populated area. Minutes from The Station, which is walkable to the Fishers District & The Union, which features an abundance of restaurants, bars, retail destinations & luxury apartments. Convenient access to I-69 and 116th Street. Surrounded by national tenants including Starbucks, Dunkin Donuts, Papa John's, CVS, and several more.

### PROPERTY HIGHLIGHTS

- Situated Along Allisonville Rd. with High Visibility
- FF&E Negotiable
- Strong Daytime Traffic
- Minutes from Fisher's District and The Union

### OFFERING SUMMARY

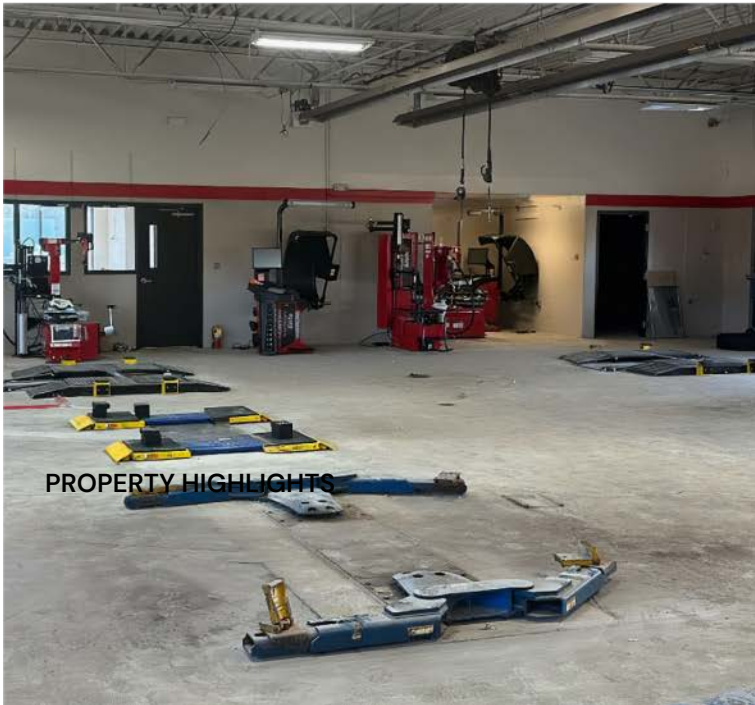
Sale Price:	Contact Broker
Lot Size:	0.93 Acres
Building Size:	7,375 SF
Zoning:	C3

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,528	25,077	71,553
Total Population	8,208	60,633	176,893
Average HH Income	\$115,649	\$146,136	\$146,060





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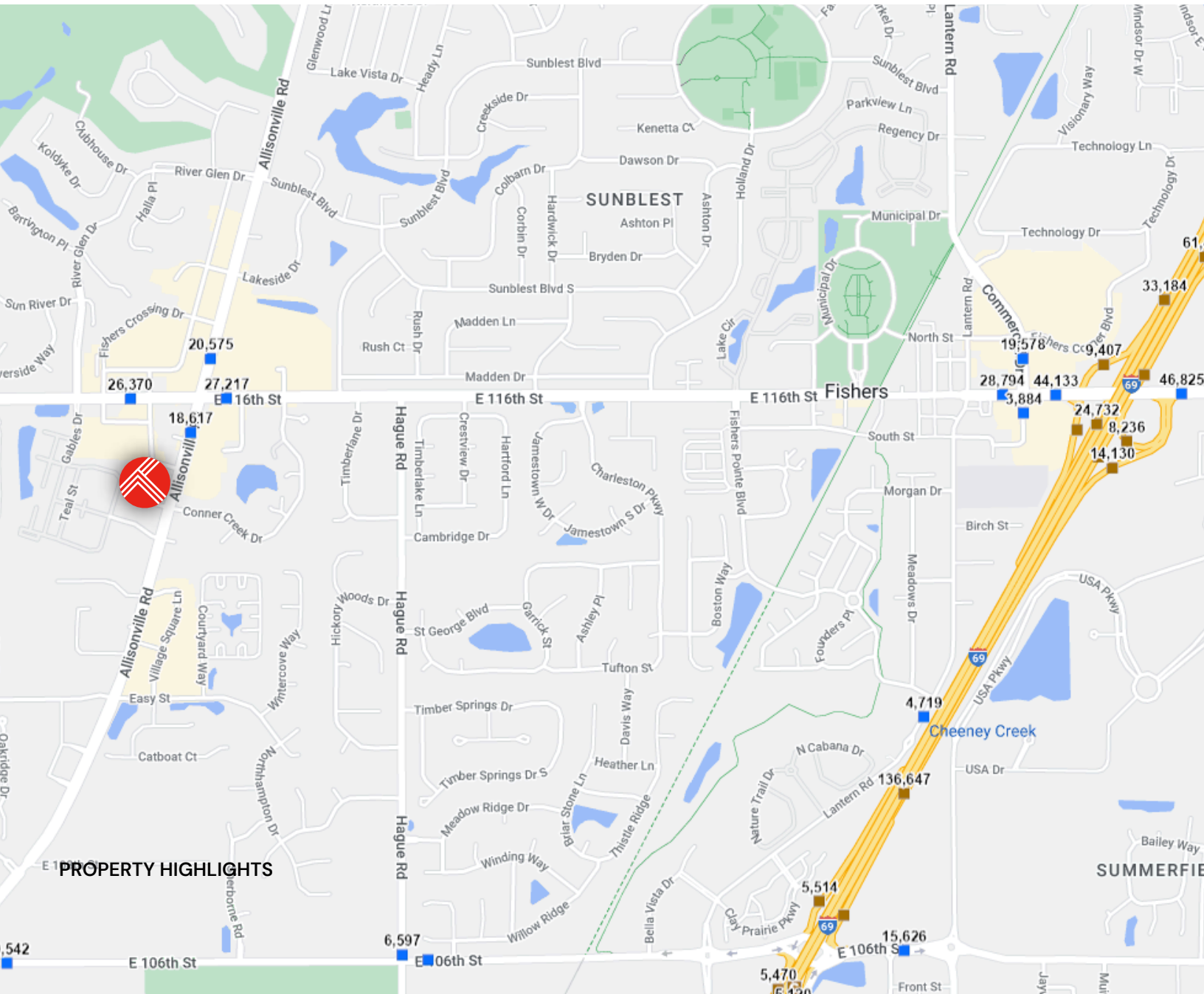
## Surrounding Businesses





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## Traffic Counts



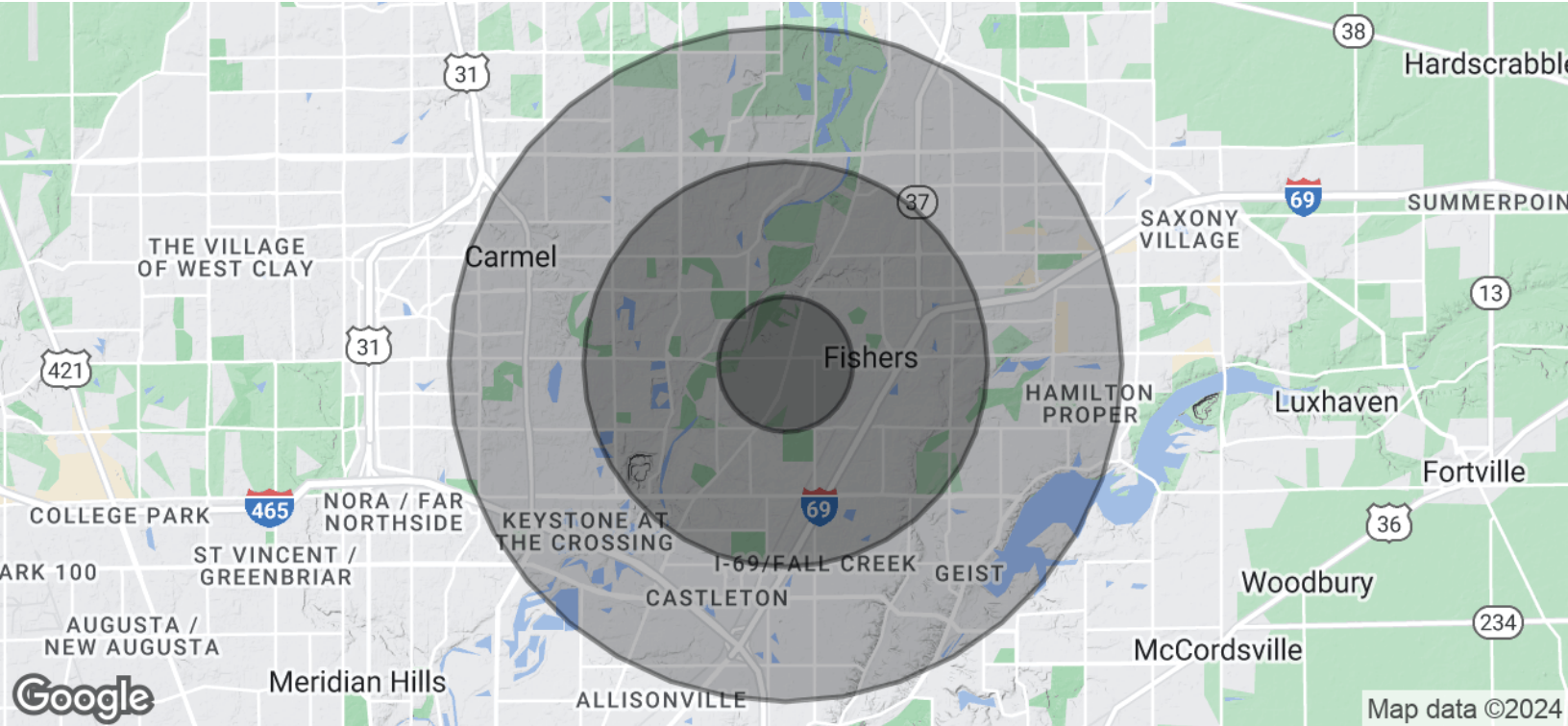
PROPERTY HIGHLIGHTS





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Demographics



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	8,208	60,633	176,893
Average Age	42	40	40
Average Age (Male)	40	39	38
Average Age (Female)	44	41	40
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	3,528	25,077	71,553
<b>PROPERTY HIGHLIGHTS</b>	2.3	2.4	2.5
Average HH Income	\$115,649	\$146,136	\$146,060
Average House Value	\$343,966	\$383,766	\$431,528

Demographics data derived from AlphaMap

