



## SOUTH BUILDING ELEVATION

SCALE: 1/8" = 1'-0"



### AVAILABLE SF

1,700 - 4,400 SF

### LEASE RATE

NEGOTIABLE

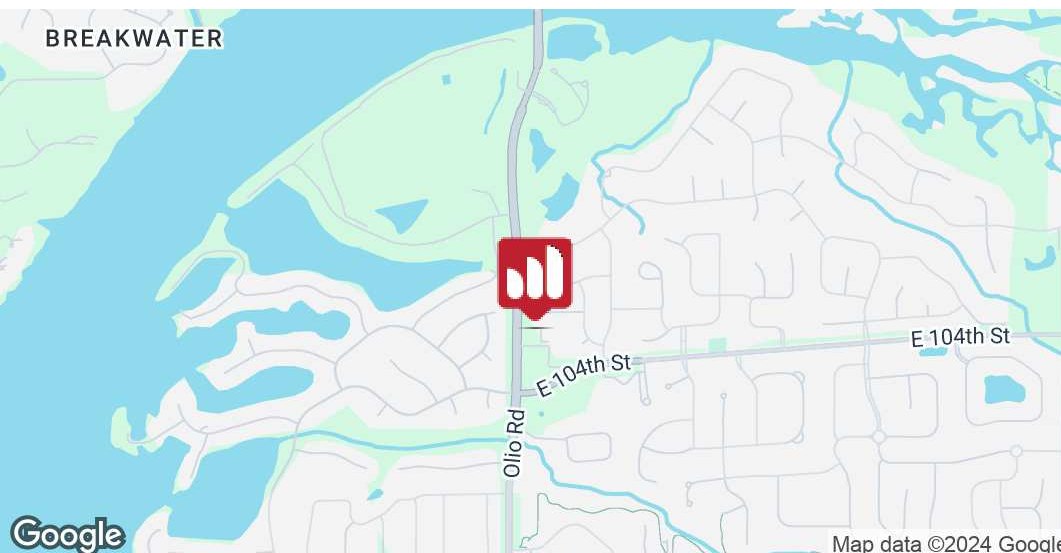
## PROPERTY HIGHLIGHTS

- Very strong demographics, serving affluent Geist & Fishers area
- End Cap available - outlot for lease
- Join Forum Credit Union, Yoga Six & Alloy Fitness
- Construction to be completed December '24
- New signalized light at intersection - expanded intersection

## FOR LEASE

# GEIST SHOPPES

104th St. & Olio Rd.,  
Fishers, IN 46040



### MATT FERGUSON

O: 317.454.7171 | C: 317.679.4046  
mferguson@premiercres.com

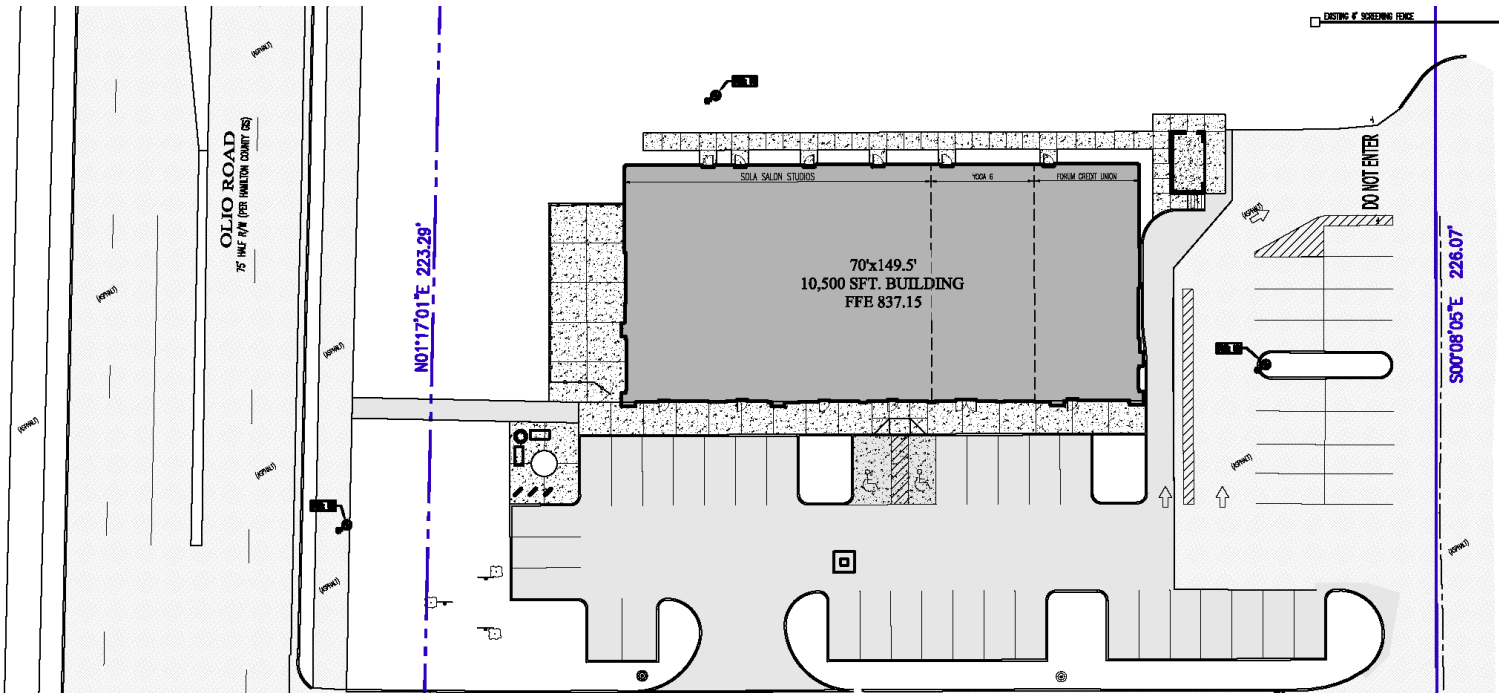
### PETE ALVEAL

O: 317.454.7171 | C: 317.997.9362  
palveal@premiercres.com

# GEIST SHOPPES

104th St. & Olio Rd. , Fishers, IN 46040

**FOR LEASE**



## PROPERTY DESCRIPTION

Outlot available for Lease - Join Forum Credit Union, Yoga Six, & Alloy Fitness. New construction scheduled to be completed Winter of 2024. Broker incentives available for leasing the remaining endcap. Outlot/strip center facing Olio Road at a newly improved intersection with 104th Street. Excellent location, growth area serving affluent Fishers & Geist populations. Fantastic demographics!

## LOCATION DESCRIPTION

Discover the vibrant community surrounding the area of Geist Shoppes in Fishers, IN. Nestled within the celebrated Fishers & Geist market, this prime location offers unparalleled exposure to the thriving retail scene. Enjoy close proximity to popular attractions such as Geist Reservoir, providing a nice backdrop for leisurely strolls & water-based activities. With a strong residential presence & ample foot traffic, the area presents an enticing opportunity for Retail/Strip Center tenants looking to capitalize on the dynamic energy & affluent demographics of Fishers & Geist.

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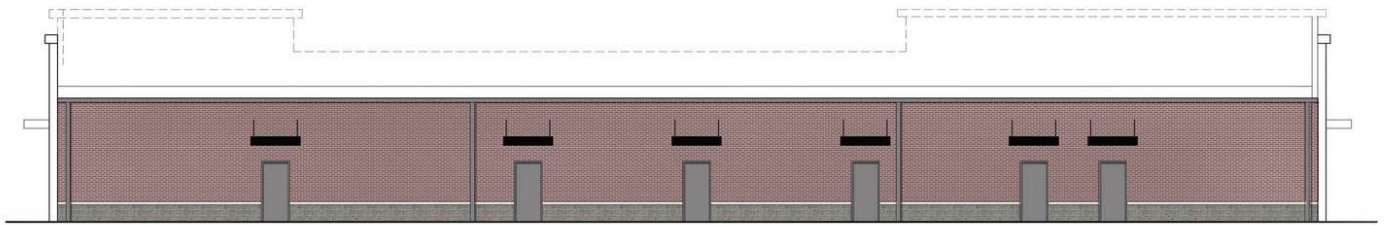
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○ SOUTH BUILDING ELEVATION  
SCALE: 1/8" = 1'-0"



○ EAST BUILDING ELEVATION  
SCALE: 1/8" = 1'-0"



○ NORTH BUILDING ELEVATION  
SCALE: 1/8" = 1'-0"



○ WEST BUILDING ELEVATION  
SCALE: 1/8" = 1'-0"

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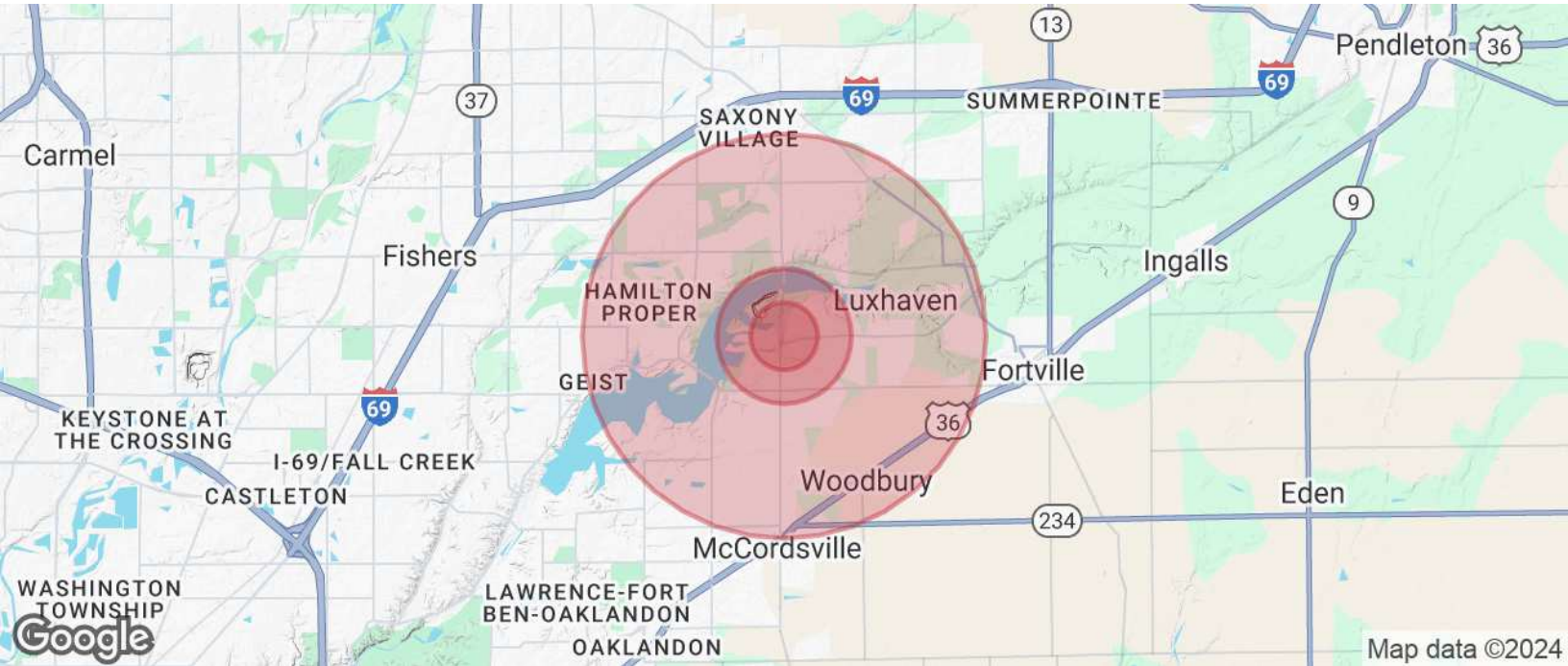
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# GEIST SHOPPES

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**FOR LEASE**



POPULATION	0.5 MILES	1 MILE	3 MILES
Total Population	1,062	4,146	37,955
Average Age	36.8	36.8	37.1
Average Age (Male)	36.1	36.1	37.7
Average Age (Female)	37.0	37.0	36.1

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	3 MILES
Total Households	358	1,399	13,241
# of Persons per HH	3.0	3.0	2.9
Average HH Income	\$221,444	\$220,261	\$171,306
Average House Value	\$494,244	\$490,700	\$384,455

\* Demographic data derived from 2020 ACS - US Census

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