RIVER PLACE RETAIL | 1,200± UP TO 10,000± SF RETAIL

NW CORNER OF E 96TH STREET & ALLISONVILLE ROAD | FISHERS, IN 46250 (HAMILTON COUNTY)

BLDG A | MULTI-TENANT BUILDING WITH DRIVE-THRU

BLDGS B & C | MULTI-TENANT BUILDINGS WITH DRIVE-THRU

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PROPERTY FEATURES:

- **FOR LEASE OR BTS OPPORTUNITY: 1,200± SF up to 10,000± SF retail space** sitting at the entrance to River Place, with over 450 households made up of single family townhomes (by Pulte) and multi-family units (by CRG) adjacent to the planned 120 Acre Fishers White River Park with canoe launch, fishing access, hiking/bike trails and adventure course.
- 3-way liquor license available
- Pre-leasing with construction underway soon
- River Place Retail will serve the 96th Street/Allisonville Road corridors connecting Fishers, Carmel, and Indianapolis.
- Current traffic counts in excess of 32,130 AADT.
- New roundabout and intersection improvements at 96th & Allisonville Road are complete; improving access, visibility and overall traffic flow.
- 381 new multi-family luxury market rate apartments by CRG in addition to 81 units of townhomes by Pulte
- Fishers White River Park opening summer 2025

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	15 MIN DT
EST POPULATION 2025	7,506	57,416	168,569	244,126
ADJ DAYTIME DEMOS (AGE 16+)	4,229	87,098	187,636	248,340
PROJ ANNUAL GROWTH (2025-2030)	-0.7%	-0.2%	0.1%	0.2%
EST HOUSEHOLDS 2025	3,905	27,307	74,768	105,940
AVG HH INCOME 2025	$89,637	$117,255	$135,389	$139,391
MEDIAN AGE	34.1	38.7	39.3	38.3
COLLEGE DEGREE (BACHELOR OR HIGHER)	53.0%	58.5%	62.1%	61.8%

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BUILDING A | SOUTHWEST VIEW

BUILDING A | SOUTHEAST VIEW

BUILDING A | NORTHEAST VIEW

BUILDING B & C | WEST VIEW WITH DRIVE-THRU

BUILDING B & C | SOUTHWEST (BACK) VIEW

BUILDING B & C | SOUTH VIEW AT COURTYARD

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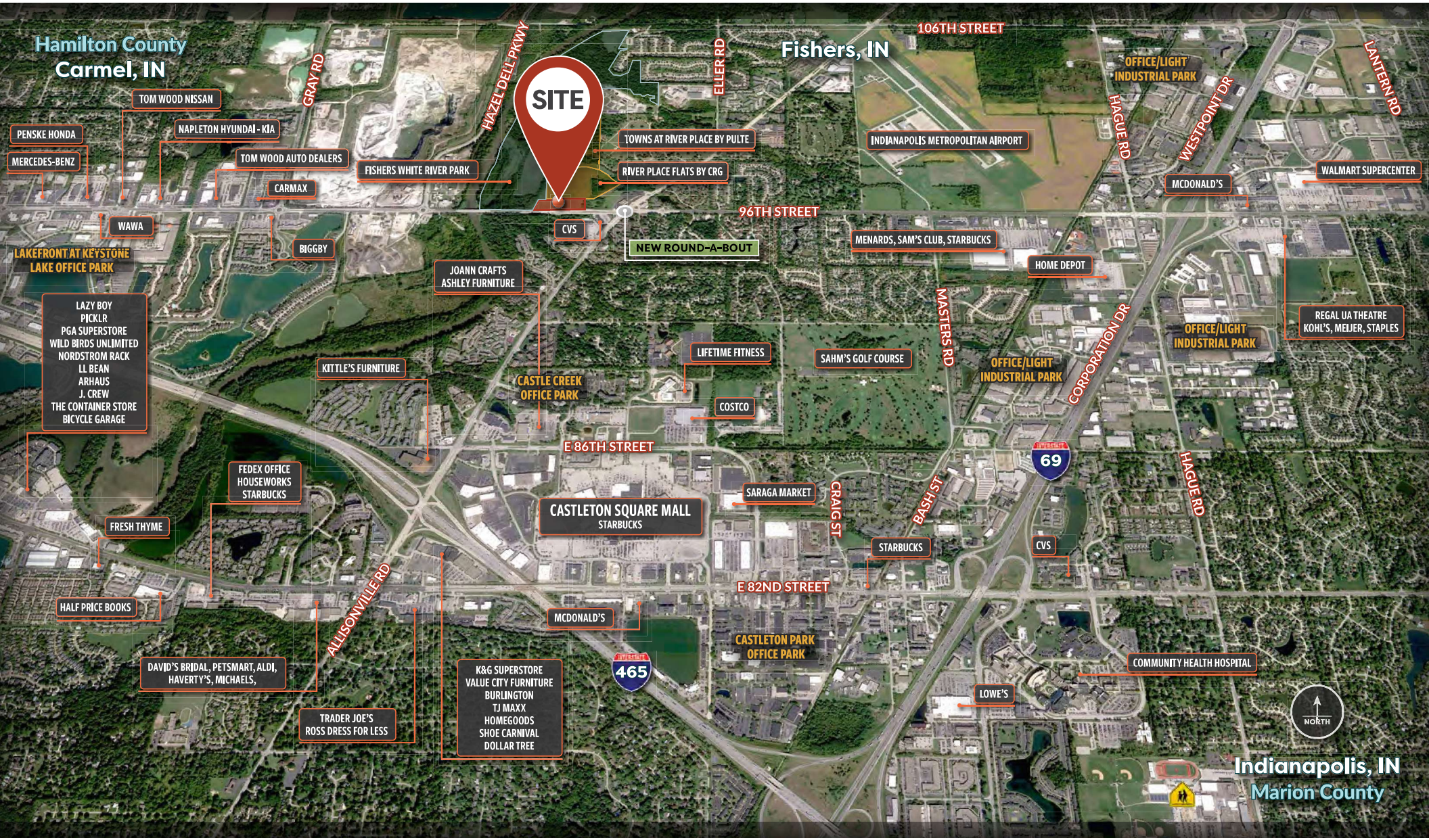

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