

BENT GRASS MARKETPLACE

13682 Bent Grass Lane Fishers, IN 46038



MIDLAND ATLANTIC
PROPERTIES



VIEW FROM SOUTHEAST



VIEW FROM NORTHWEST

PROPERTY OVERVIEW

14,998 SF of New Construction Retail Space Available for Lease in Fishers, IN

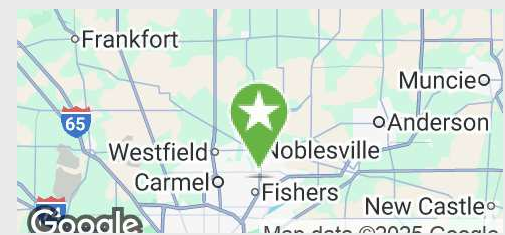
PROPERTY HIGHLIGHTS

- Space Available on busy Retail Corridor Serving both Fishers and Noblesville
- Strong Visibility from SR-37 with over 40,000 VPD
- 2,760 SF Endcap with Drive Thru
- Surrounded by Dense Single-Family and Multi-Family Housing
- Average Household Income of \$149,090 within a 5-minute Drive

DEMOGRAPHICS	3 MILES	5 MILES
Total Population	70,111	162,339
Average HH Income	\$88,297	\$105,828
Businesses	3,307	8,597
Employees	27,283	69,672

TRAFFIC COUNTS

SR 37	42,940
Interstate 69	79,716



MIDLAND ATLANTIC PROPERTIES

Indianapolis Office
3801 East 82nd Street, Suite B
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DEVELOPMENT • BROKERAGE • ACQUISITIONS • MANAGEMENT

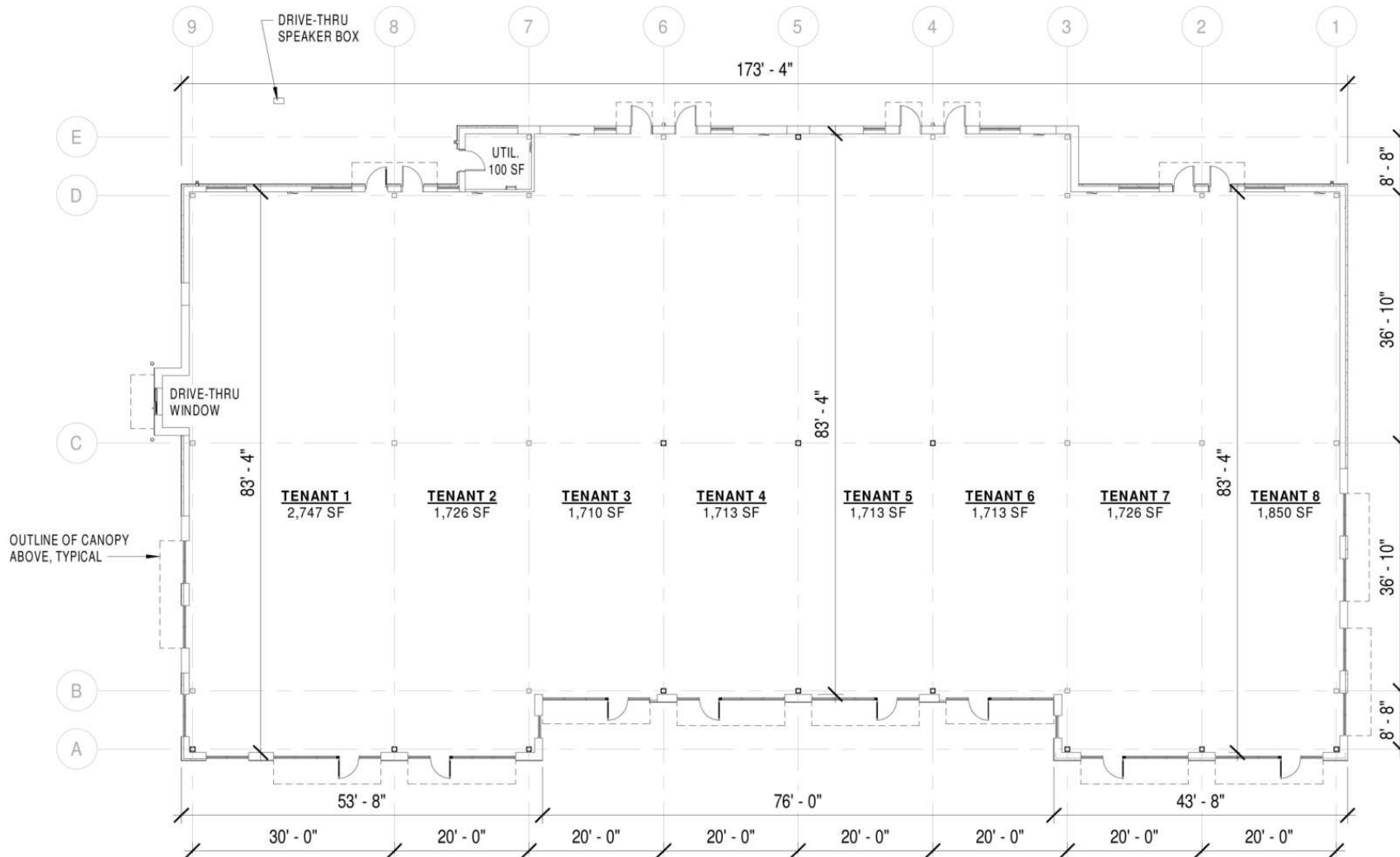
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PRELIMINARY FLOOR PLAN

1/16" = 1'-0"

NORTH

OVERALL BLDG. = 14,998 SF

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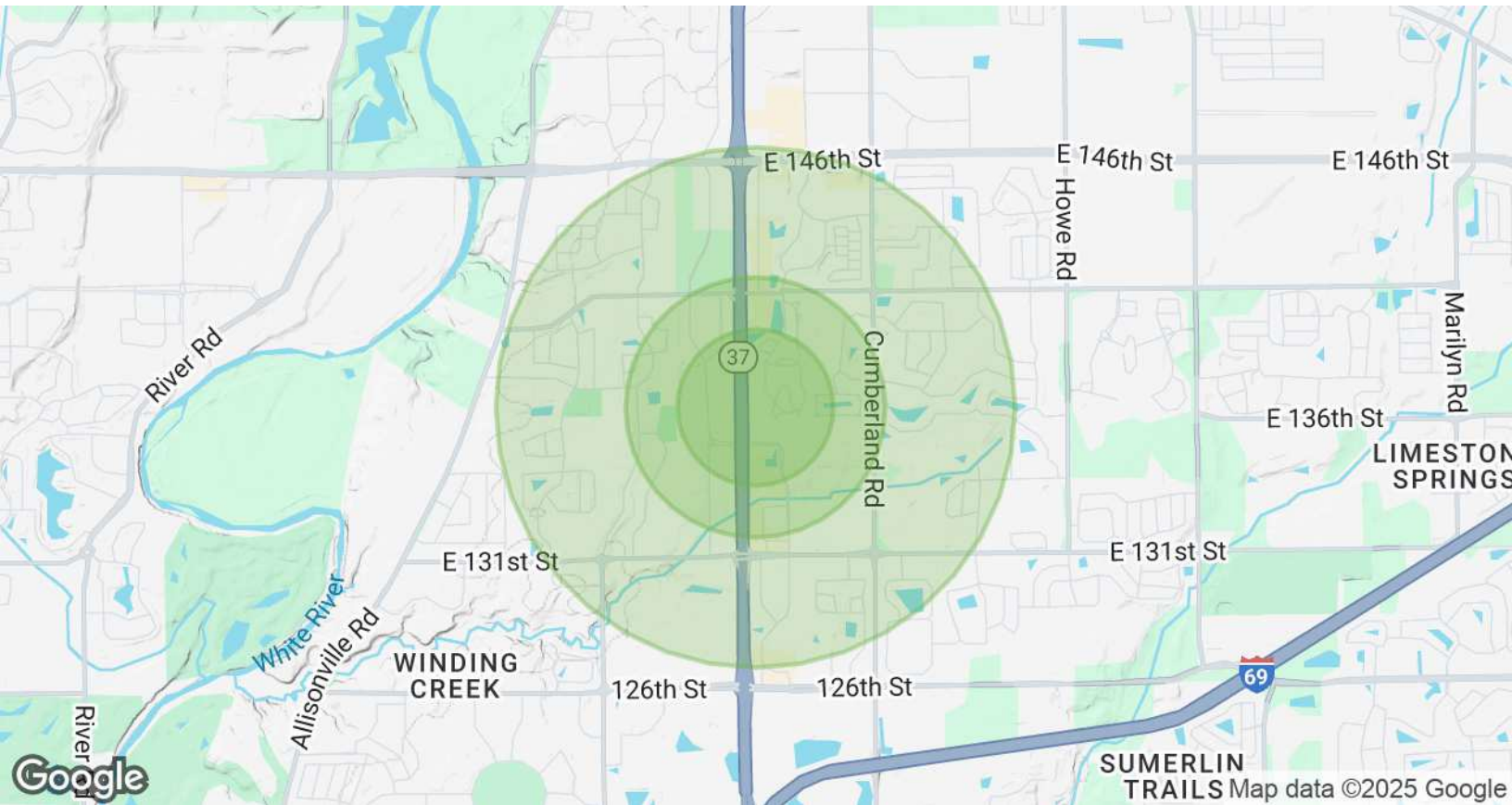


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POPULATION & HOUSING

	1 MILE	3 MILES	5 MILES
Total Population	11,775	70,111	162,339
Projected Annual Growth (2025-2030)	-0.3%	0.8%	0.7%
Total Households	4,669	27,185	62,227
Median Home Value	\$349,691	\$380,715	\$402,291

INCOME & BUSINESS

	1 MILE	3 MILES	5 MILES
Average HH income	\$138,545	\$143,257	\$155,180
Daytime Population (16+ years)	6,377	40,974	105,002
Total Businesses	652	3,307	8,597
Total Employees	4,455	27,283	69,672

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