

MEDICAL OFFICE SPACE - FOR LEASE

10967 ALLISONVILLE ROAD

Fishers, IN 46038

FOR MORE INFORMATION, CONTACT:

ASHLEY BUSSELL

Director
317.660.9172
Ashley@alopg.com



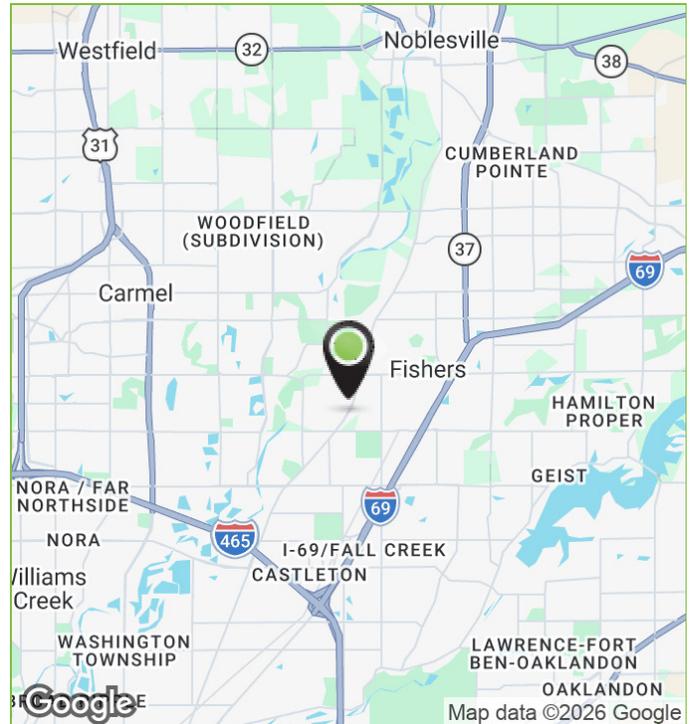
LEASING SUMMARY

For Lease | 10967 Allisonville Rd, Fishers, IN 46038



PROPERTY HIGHLIGHTS

- Prime medical office leasing opportunity in Fishers, IN, five minutes north of I-465
- ±2,300 SF of second-generation medical/office space available on the first floor
- NEW LEASE RATE: \$22.00 SF/yr (NNN)
- Space includes a private employee entrance
- Located within a ±24,430 SF, two-story medical office building with an ambulatory surgery center on the first floor
- High-visibility location along Allisonville Road at 106th Street
- Positioned between 106th and 116th Streets with strong daily traffic counts
- Well suited for healthcare and medical users seeking visibility and convenient access
- 122 surface parking spaces available on site



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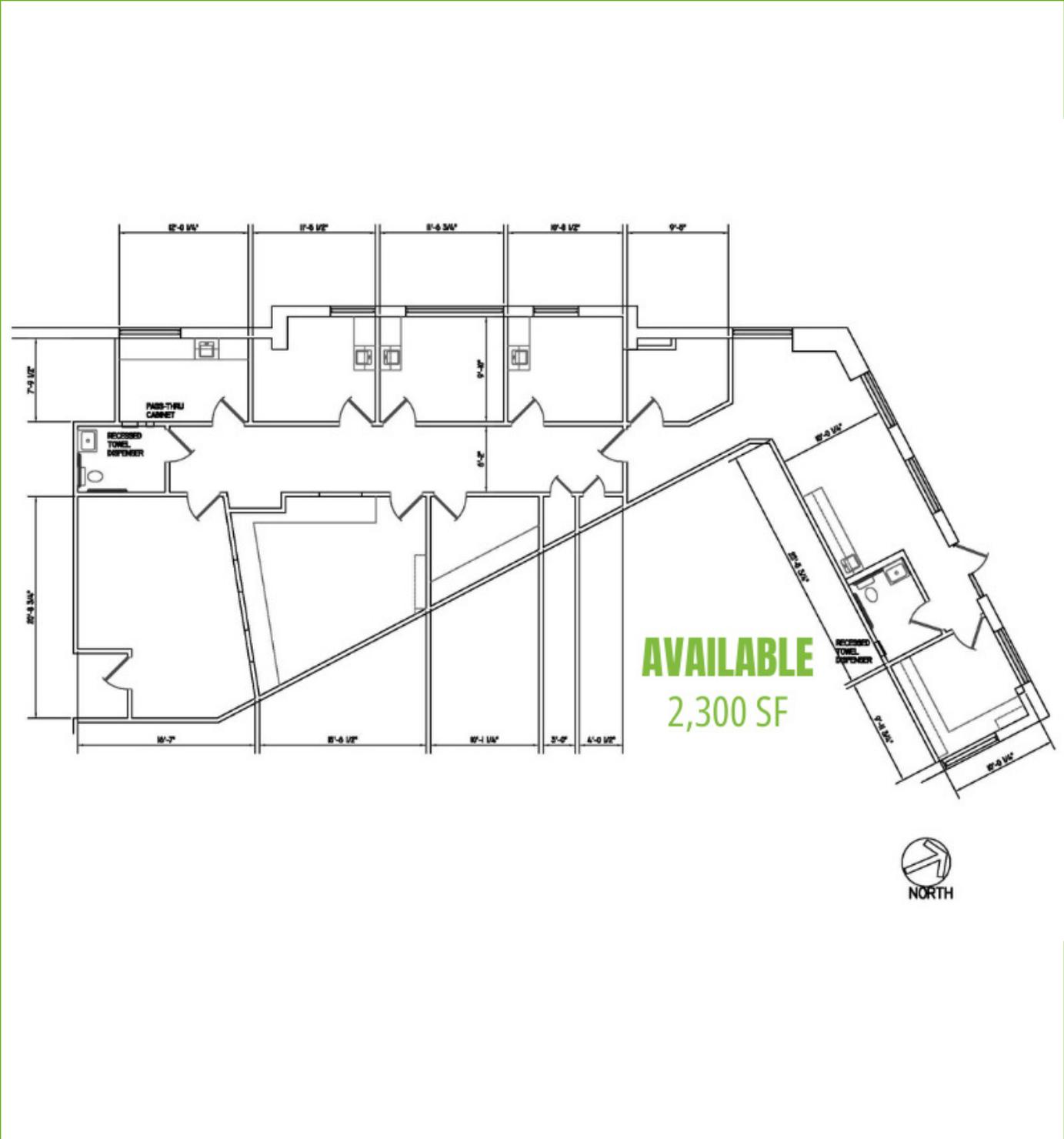
ALO Property Group
9075 N. Meridian St., Ste. 175
Indianapolis, IN 46260
317.853.7500
www.alopg.com



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FLOOR PLAN | SUITE 110 | 2,300 SF

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ADDITIONAL PHOTOS | EXTERIOR

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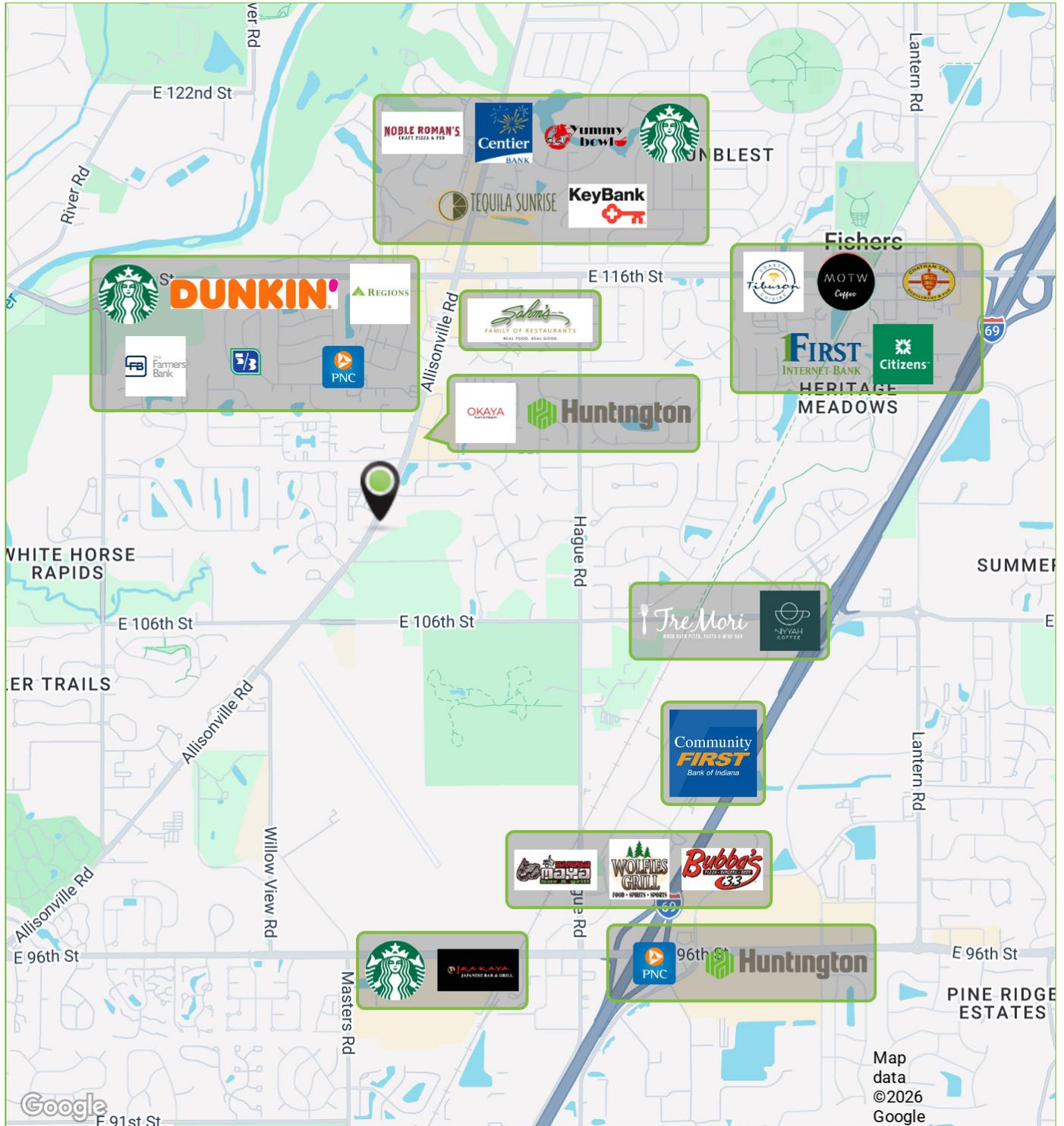
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RETAILER MAP

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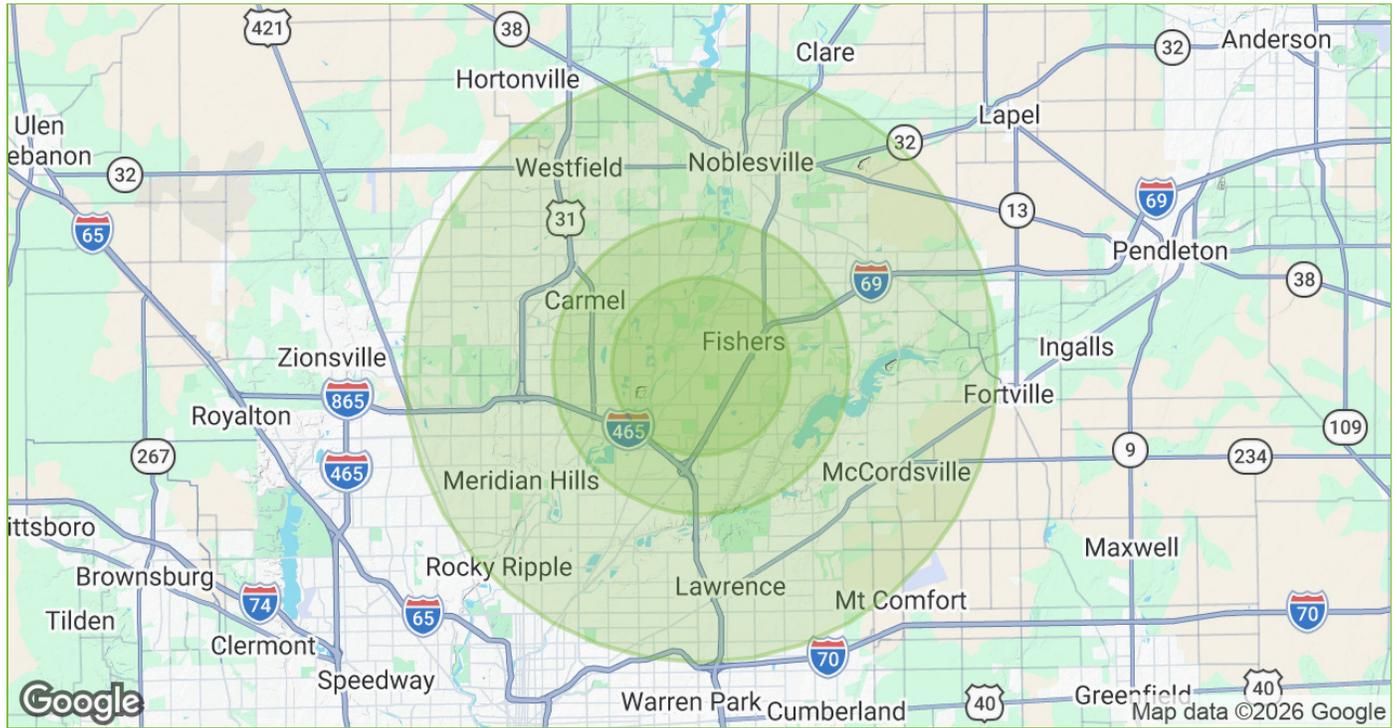
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DEMOGRAPHICS MAP & REPORT

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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	59,310	168,048	666,340
Average Age	40	40	39
Average Age (Male)	39	39	38
Average Age (Female)	41	41	40

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	26,006	69,249	266,158
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$130,658	\$145,469	\$134,362
Average House Value	\$367,375	\$428,372	\$398,130

Demographics data derived from AlphaMap

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