



THE  
**STATE**

*Fishers, IN*

**Retail, Office, and Restaurant  
Space For Lease**

**8765 Front Street  
Fishers, IN 46037**  
*106th Street and  
Lantern Road  
Fishers, IN*



**envoy**  
Real Estate





# The State at Fishers

## Project Overview

*The State at Fishers, a visionary luxury mixed-use development, is set to become the catalyst for transformation in the vibrant City of Fishers. This expansive project aims to connect residents, business owners, and visitors to the thriving Nickel Plate District, Fishers District, and surrounding communities through its exceptional amenities and a prime location.*

## Project Highlights

- 8,800 square feet of commercial space
- 261 luxury apartment homes
- Visible from I69
- A standalone restaurant building spanning 4,800 square feet
- Over 4,000 square feet of outdoor amenity area
- Ample parking

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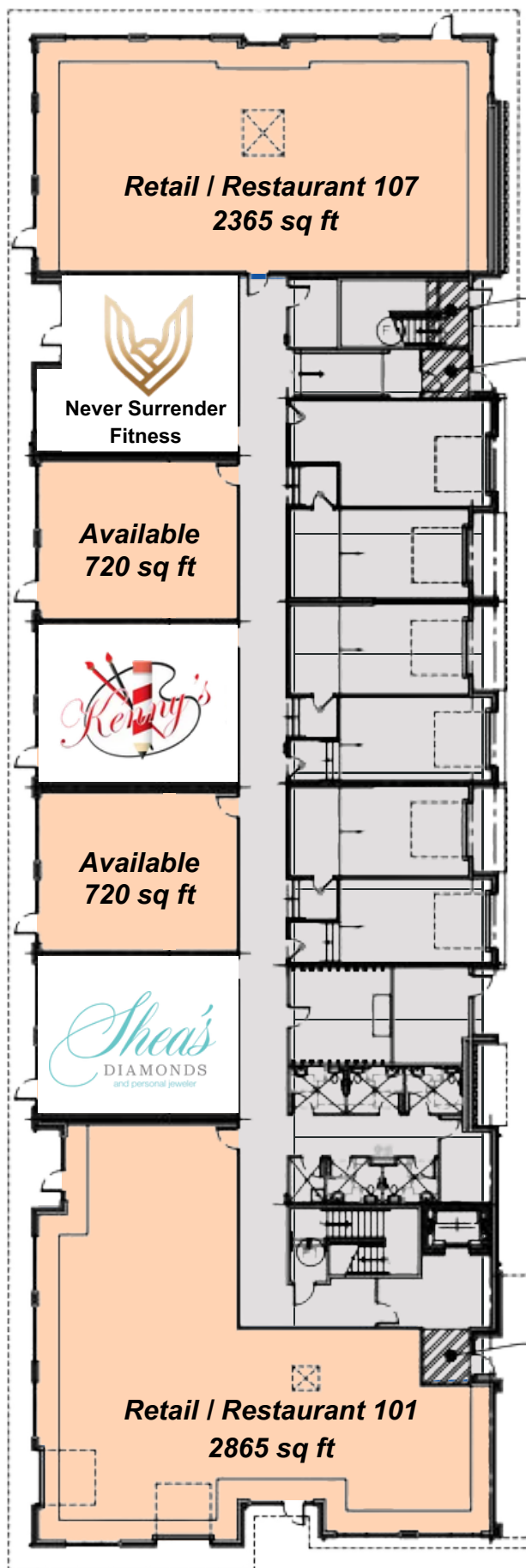
## Why Fishers?

Strategically positioned, The State at Fishers benefits from its proximity to existing local amenities, including downtown Fishers. Residents will enjoy easy access to a wide array of restaurants, shops, entertainment venues, and recreational facilities. \$1.1 billion in future developments of the Fishers District will include walkable restaurants adjacent to the property, further enhancing convenience and adding to the vibrant community atmosphere.



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Four prime retail locations are available on the north side of the new development with entrances along Lantern Road and Kincaid Drive.

The retail space is positioned on the first floor with multifamily residences on the top three levels. The development includes 261 luxury apartments, a 4,800 sf restaurant, and outdoor amenities including pickleball courts.

**170,161**

*2023 Population (5 Mile)*

**176,644**

*2025 Population Growth Estimate*

**3.66%**

*2023-2025 Growth*

**\$124,711**

*2023 Avg Household Income*

**\$101,445**

*2023 Median Household Income*

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With its remarkable vision, prime location, and exceptional amenities, The State at Fishers is poised to redefine luxury living and contribute to the continued success and vibrancy of the City of Fishers. As the development progresses, residents and visitors alike can look forward to an unparalleled experience and a thriving community.



## **Contact Us**

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