

FISHERS MARKETPLACE

13180-13272 Market Square Drive | Fishers, IN
FOR LEASE



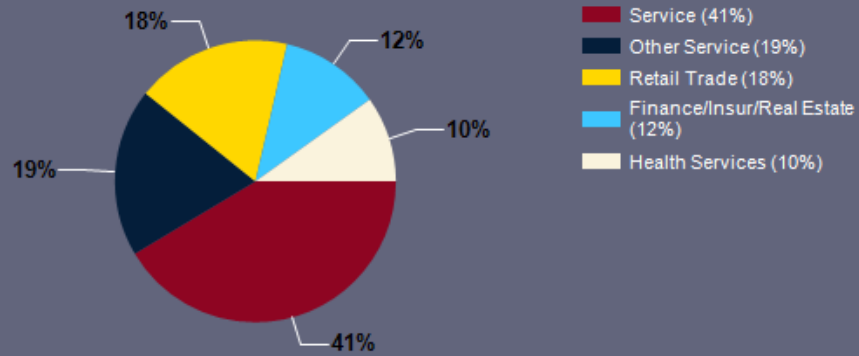
HIGHLIGHTS

- 45,000 VPD on SR 37
- Located in a WalMart Anchored Mixed-Use Development
- Excellent Visibility & Access
- City of Fishers Recognized #1 on MONEY Magazine's 2017 Best Places to Live
- City of Fishers Recognized as One of the Fastest Growing Communities in Indiana



Suite	Tenant	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
OL4 102	Vacant	2,975	\$28.00	NNN	Former F45 studio
OL5 101S	Vacant	1,258	\$30.00	NNN	

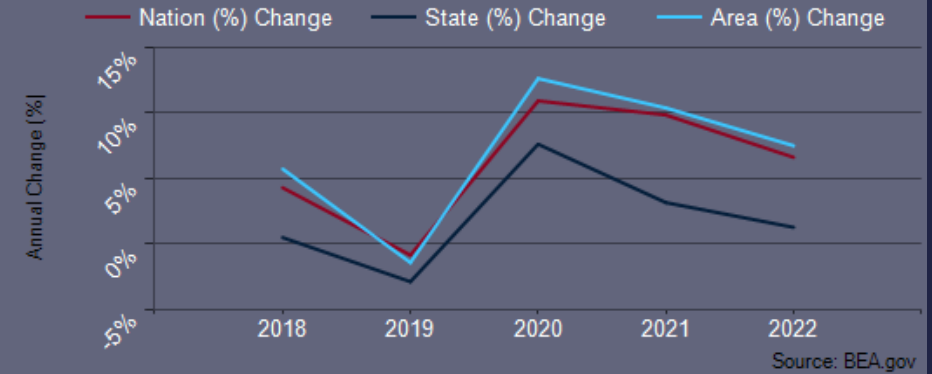
Major Industries by Employee Count



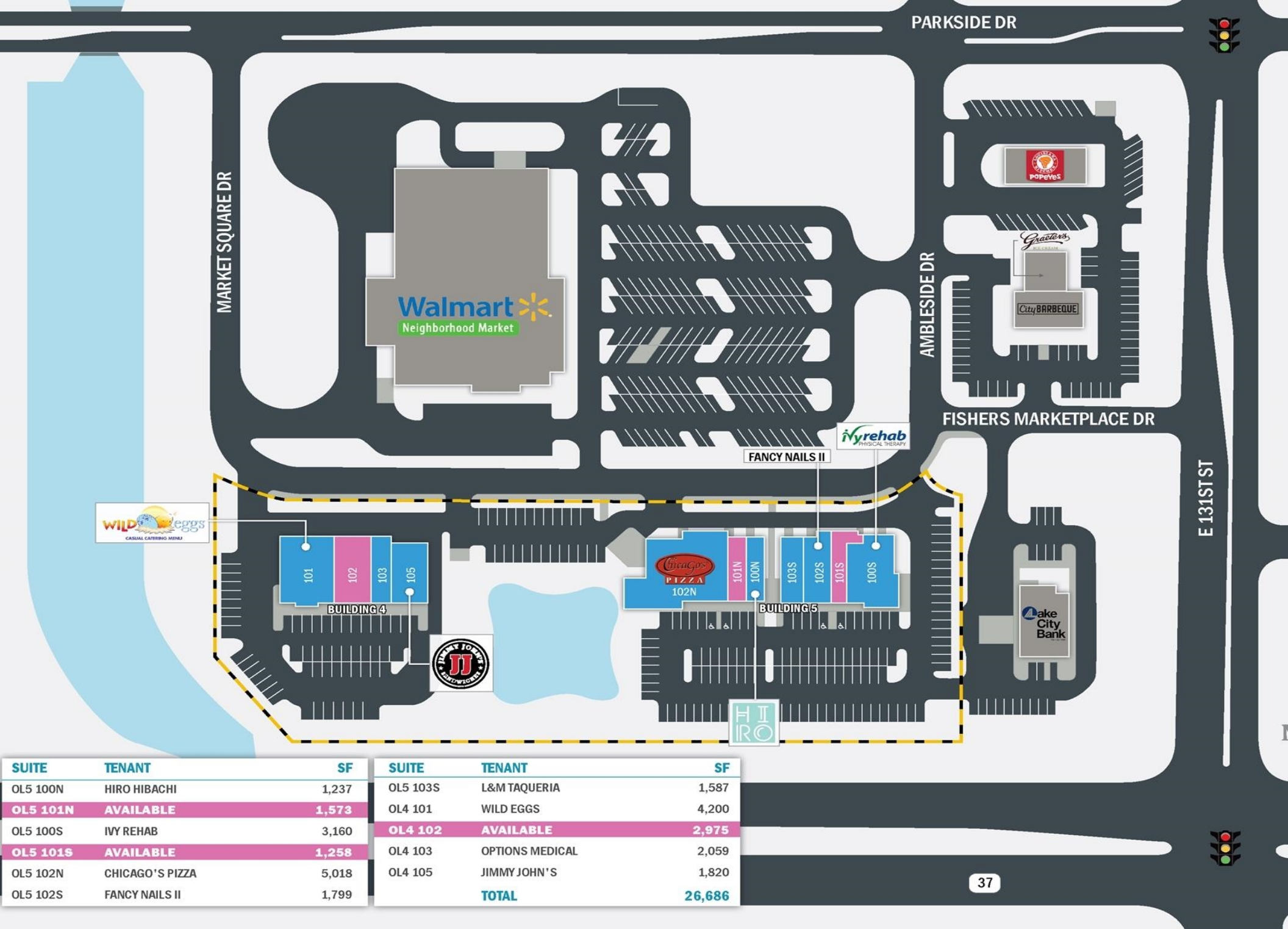
Largest Employers

Navient	1,000
Roche Diagnostics	4,500
Community Health Network	15,000
IU Health Saxony Hospital	500
Walmart	2,000
Target	1,500
Allison Transmission	2,600
Geico	1,200

Hamilton County GDP Trend







SUITE	TENANT	SF
OL5 100N	HIRO HIBACHI	1,237
OL5 101N	AVAILABLE	1,573
OL5 100S	IVY REHAB	3,160
OL5 101S	AVAILABLE	1,258
OL5 102N	CHICAGO'S PIZZA	5,018
OL5 102S	FANCY NAILS II	1,799

SUITE	TENANT	SF
OL5 103S	L&M TAQUERIA	1,587
OL4 101	WILD EGGS	4,200
OL4 102	AVAILABLE	2,975
OL4 103	OPTIONS MEDICAL	2,059
OL4 105	JIMMY JOHN'S	1,820
TOTAL		26,686

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Fishers Marketplace

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By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Dahlem Realty Company. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective tenants, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Dahlem Realty Company has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Dahlem Realty Company has not verified, and will not verify, any of the information contained herein, nor has Dahlem Realty Company conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

Charlie Dahlem
Dahlem Realty Company
Vice President
(502) 814-0290
charlie@dahlem.com

Wes Elmore
Dahlem Realty Company
Leasing Agent
(502) 814-0291
wes@dahlem.com

