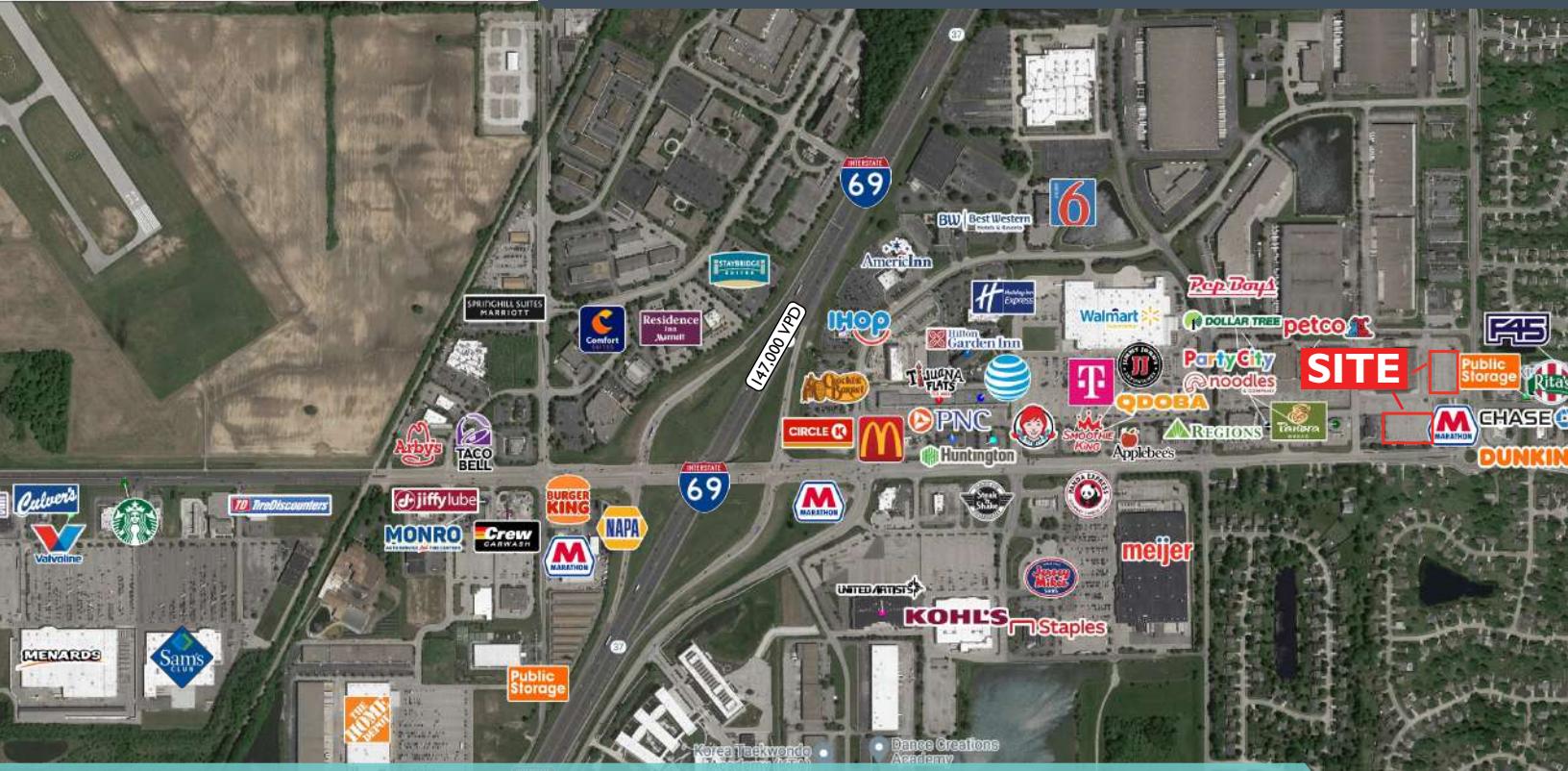


SALE / GROUND LEASE

RETAIL / OFFICE

 **BRADLEY**  
COMPANY

**8766 EAST 96TH STREET**  
**FISHERS, IN 46037**



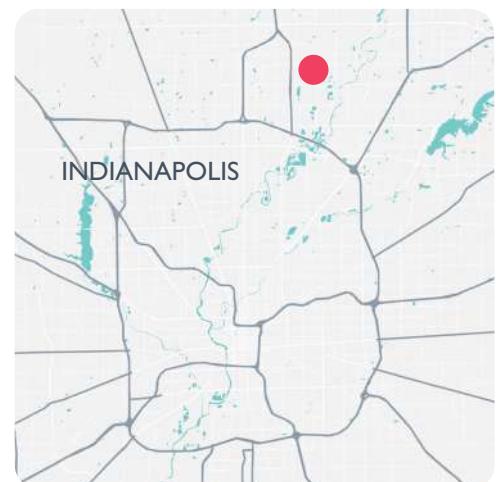
## OUTLOTS WITH DRIVE THRU'S ALLOWED IN FISHERS, INDIANA

### AVAILABLE SPACE

- 1.09-acre outlot on 96th Street (divisible: 0.62 & 0.47 acres)

### PROPERTY HIGHLIGHTS

- H & H North Fieldhouse
  - Basketball training and league play facility
  - 30,000 SF
  - Up to 46 teams in league
  - Opened May 2024
- Memory Ventures
  - Digital transferring of photos, negatives, & videos
  - Employs 100 people



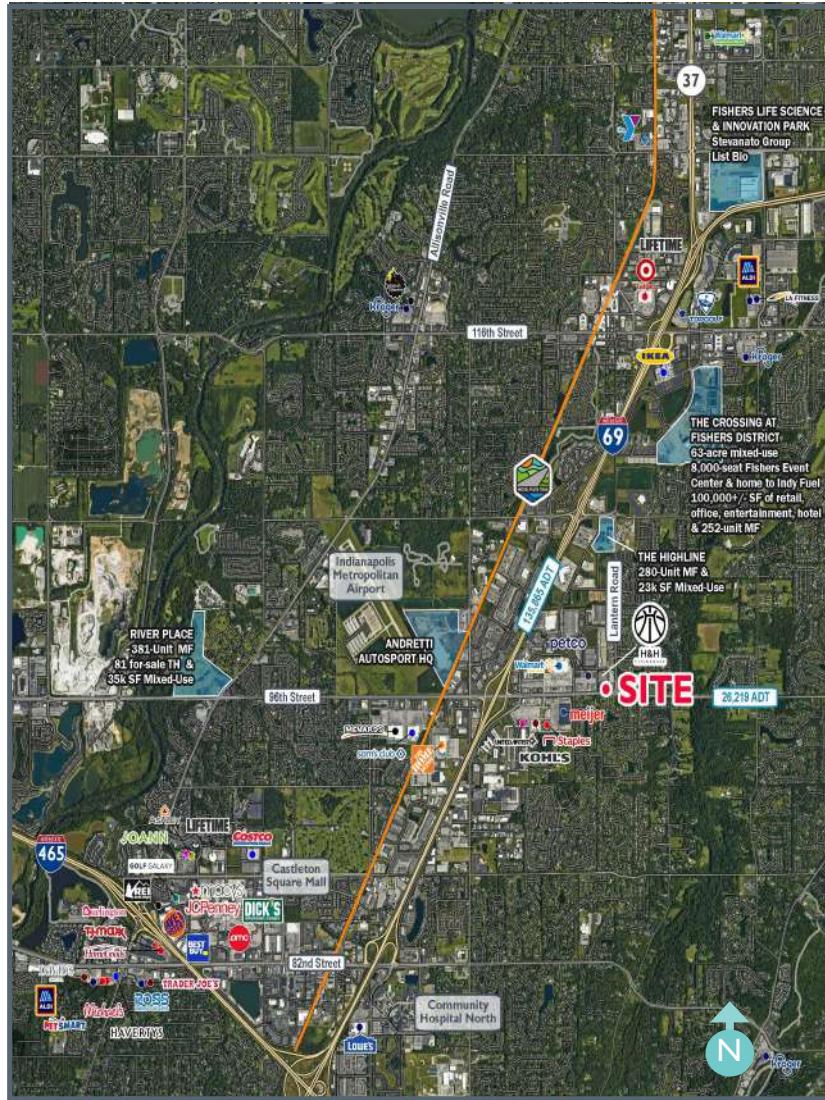
**BRADLEY COMPANY**

9000 Keystone Crossing, Suite 850  
Indianapolis, IN 46240  
317.352.6650

## 8766 EAST 96TH STREET

SALE / GROUND LEASE

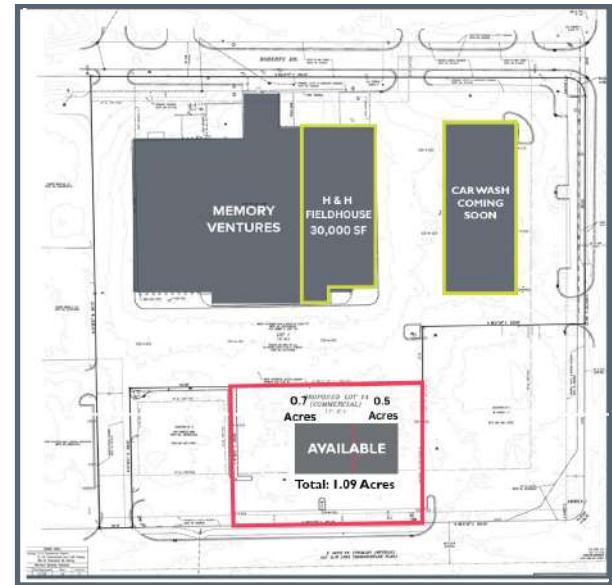
RETAIL / OFFICE



### DEMOGRAPHICS\*

	1 MILE	3 MILES	5 MILES
Population	5,389	63,650	68,767
Households	2,376	26,769	68,444
Average HH Income	\$133,788	\$135,322	\$152,157
Total Employees	12,378	45,788	97,903

\*SitesUSA 2023 Estimates with 2028 Projections



### MEMORY VENTURES / H&H FIELDHOUSE



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## 8766 EAST 96TH STREET

SALE / GROUND LEASE

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In recent years, Fishers, Indiana has gained recognition for its innovative blend of work and leisure opportunities fostered through collaborations between local entities and private enterprises. Over the past decade, the city has experienced remarkable advancements in both employment opportunities and population expansion. Spearheading significant endeavors, Fishers is poised for further growth, with notable projects like Slate at Fishers District and Crossing at Fishers District leading the way. These ventures not only promise additional multi-family, office, and retail spaces but also include the development of a new event center. This center, currently under construction, is slated to serve as the home venue for two sports teams: the Indy Fuel and the Indianapolis Enforcers. Moreover, alongside the proliferation of new structures, Fishers is enhancing and extending the Nickle Plate Trail, offering residents enhanced recreational opportunities.

### RECENT AWARDS & RECOGNITIONS

- 2024 - Niche.com ranked #2 in Best Places to Live in Indiana
- 2024 - MoneyGeek.com 2<sup>nd</sup> safest city in America
- 2023 - Amazon Web Services State & Local Govt. Champion Award
- 2023 - Livability.com ranked #8 best places to live in the U.S.
- 2023 - Smart Asset.com Ranked #4 of America's safest Suburbs
- 2022 - Livability.com ranked #7 best palces to live in the U.S
- 2021 - Safewise.com ranked #4 within Indiana's safest cities
- 2020 - Niche.com ranked #10 on Best Suburbs to Buy a House
- 2019 - #3 on MONEY Magazine's 2019 Best Places to Live



*The Yard at Fishers District*



*The Crossing*



*Nickle Plate District Amphitheater*



*Saxony Lake & Beach*



*The Slate*

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