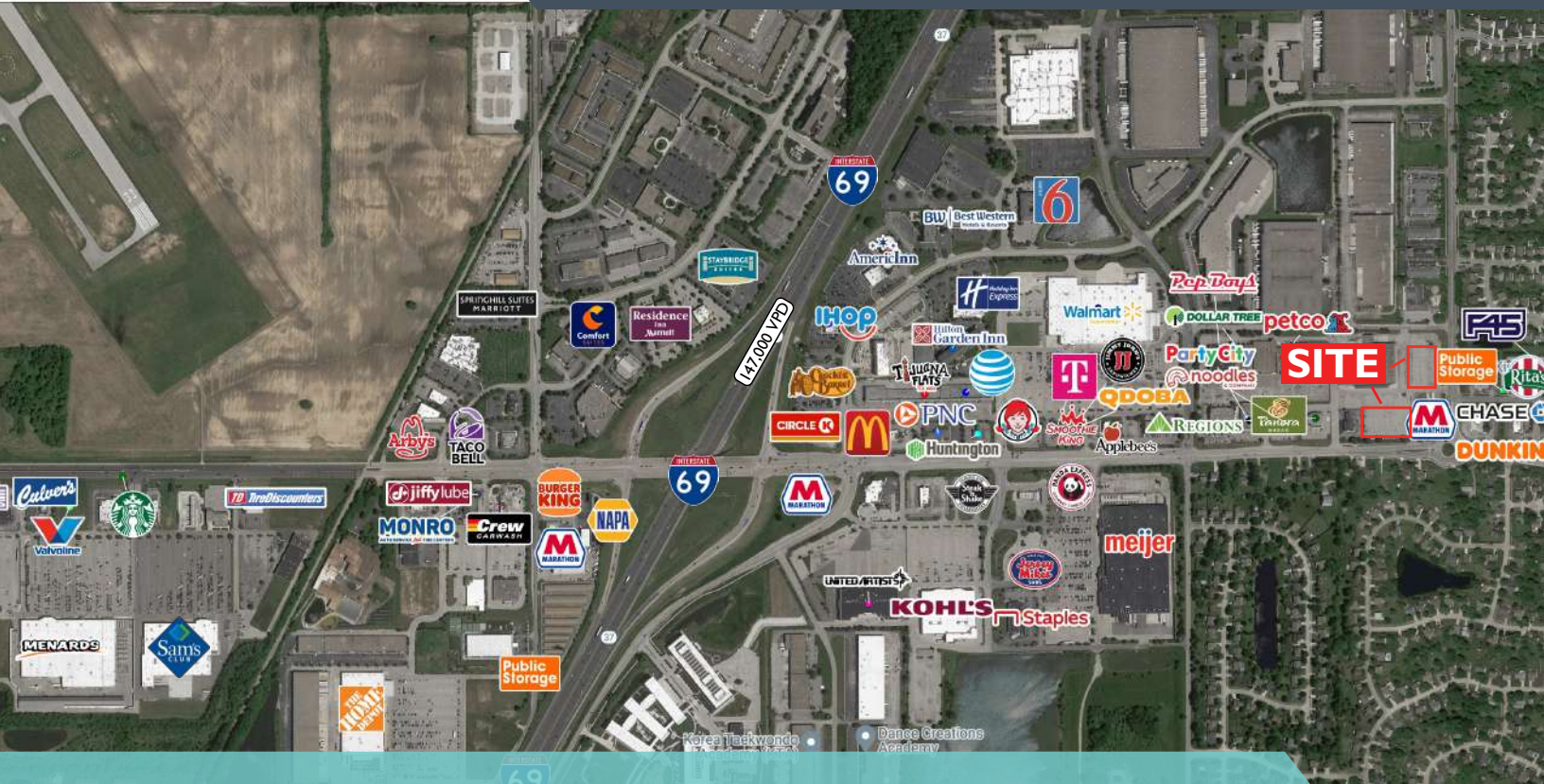


SALE / GROUND LEASE

RETAIL / OFFICE



8766 EAST 96TH STREET
FISHERS, IN 46037



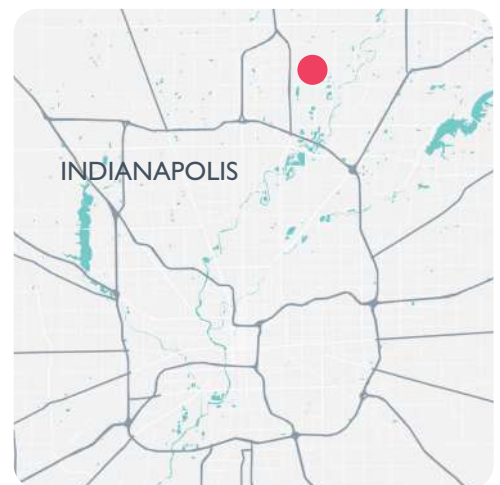
OUTLOTS WITH DRIVE THRU ALLOWED IN FISHERS, INDIANA

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



BRADLEYCO.COM



AREA INFORMATION

8766 EAST 96TH STREET

SALE / GROUND LEASE

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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

BETH PATTERSON, CCIM
Director of Retail Services | Principal
t 317.663.6558 | c 317.514.8454
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MEMORY VENTURES / H&H FIELDHOUSE





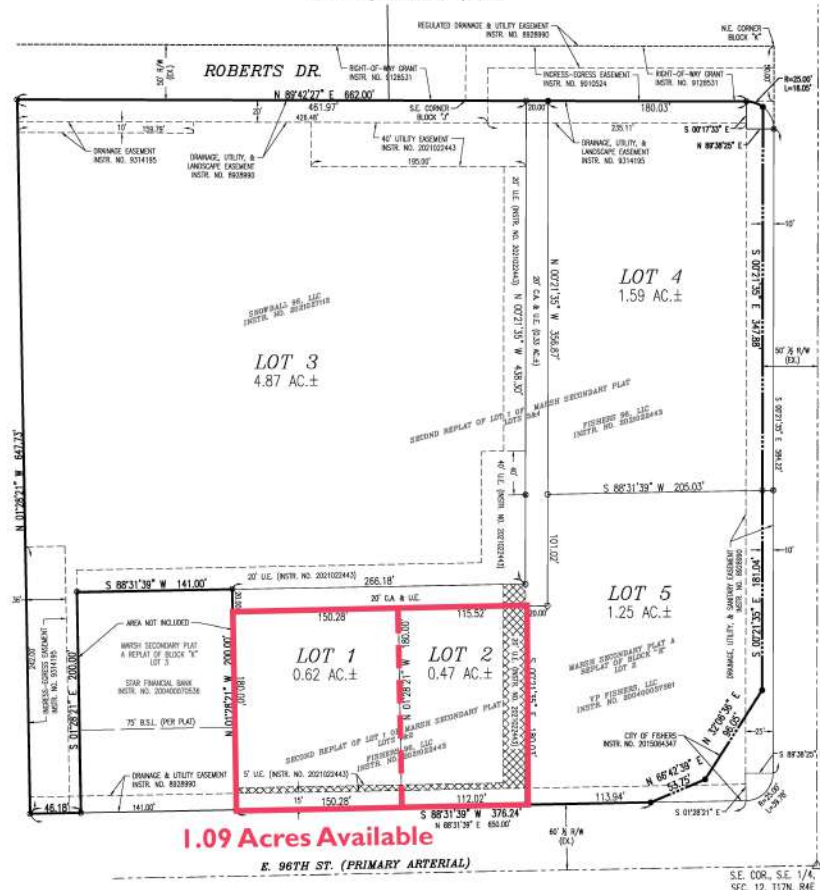
8766 EAST 96TH STREET

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THIRD REPLAT OF LOT 1 AND FIRST REPLAT OF LOT 2 OF MARSH SECONDARY PLAT SECONDARY PLAT

SECTION 12, TOWNSHIP 17 NORTH, RANGE 4 EAST
DELMARE TWP., HAMILTON COUNTY, INDIANA



- DENOTES A 5/8" DIA. REBAR WITH YELLOW PLASTIC CAP SET, CAP STAMPED "CRPE FIRM NO. 0005" UNLESS OTHERWISE NOTED.
- DENOTES A NAIL NAIL WITH WASHER SET WASHER STAMPED "CRPE FIRM NO. 0005" UNLESS OTHERWISE NOTED.
- ⊗ DENOTES A MONUMENT FOUND FROM PREVIOUS SURVEYS
- (SEE RECORDED SURVEY CROSS-REFERENCED ON SHEET 2)

- EX - EXISTING
- PROP. - PROPOSED
- R/W - RIGHT-OF-WAY
- ESWL - EASEMENT
- CA - COMMON AREA
- U.E. - UTILITY EASEMENT
- B.S.L. - BUILDING SETBACK LINE
- ⊗ - EASEMENTS TO BE VACATED

Unshaded Zone X per Flood Insurance Rate Map, Community Panel Number 180423 0242 G, Town of Fishers, Hamilton County, Indiana, effective date November 19, 2014.



9339 PRIORITY WAY WEST DRIVE, SUITE 100
INDIANAPOLIS, INDIANA 46240
(317) 844-6777 FAX (317) 706-6451
E-Mail: cripe@cripe.biz

THIS PLAT PREPARED BY ERIC C. WHITE, P.S. #2370012

OWNERS:

FISHERS 96, LLC
65 E. CEDAR ST., UNIT A
ZIONSVILLE, IN 46077

SNOWBALL 96, LLC
8766 E. 96TH STREET
FISHERS, IN 46037

VP FISHERS, LLC
12725 PORTAGE WAY
FISHERS, IN 46037

PRIMARY PLAT: PP-20-8
SECONDARY PLAT: SP-24-1

SUBJECT TO C-3 COMMERCIAL DISTRICT
ZONING & I-69 OVERLAY

SHEET 1 OF 2

SECONDARY PLAT JOB NO. 200003-20005

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8766 EAST 96TH STREET

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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 2nd 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 Crossing



Nickle Plate District Amphitheater



Saxony Lake & Beach



The Yard at Fishers District



The Slate

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