

# For Lease

Newly Completed Retail Development



## 13682 Bent Grass Ln

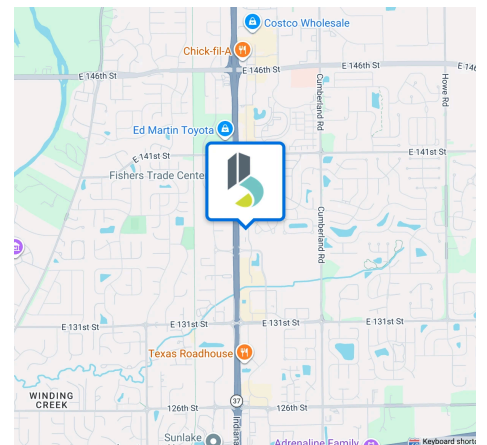
Fishers, IN, 46038

Newly completed retail development located in Fishers, Indiana. The property offers excellent visibility from US-37, which experiences approximately 45,000 vehicles per day. The building's floor plan is designed for flexibility, allowing it to accommodate a variety of tenant size requirements. In addition, the property includes an available  $\pm 2,747$  SF end-cap drive-thru space. Several surrounding businesses report strong sales performance, with some ranking in the top 50–60% statewide.

### Highlights

- Flexible floor plan designed to accommodate a wide range of tenant size requirements
- Available  $\pm 2,747$  SF end-cap drive through space
- High visibility from US-37 which receives  $\pm 45,000$  AADT
- Dual signage permitted along US-37 and Bent Grass Lane

Lease Rate	Contact Broker
Size	14,889 sqft



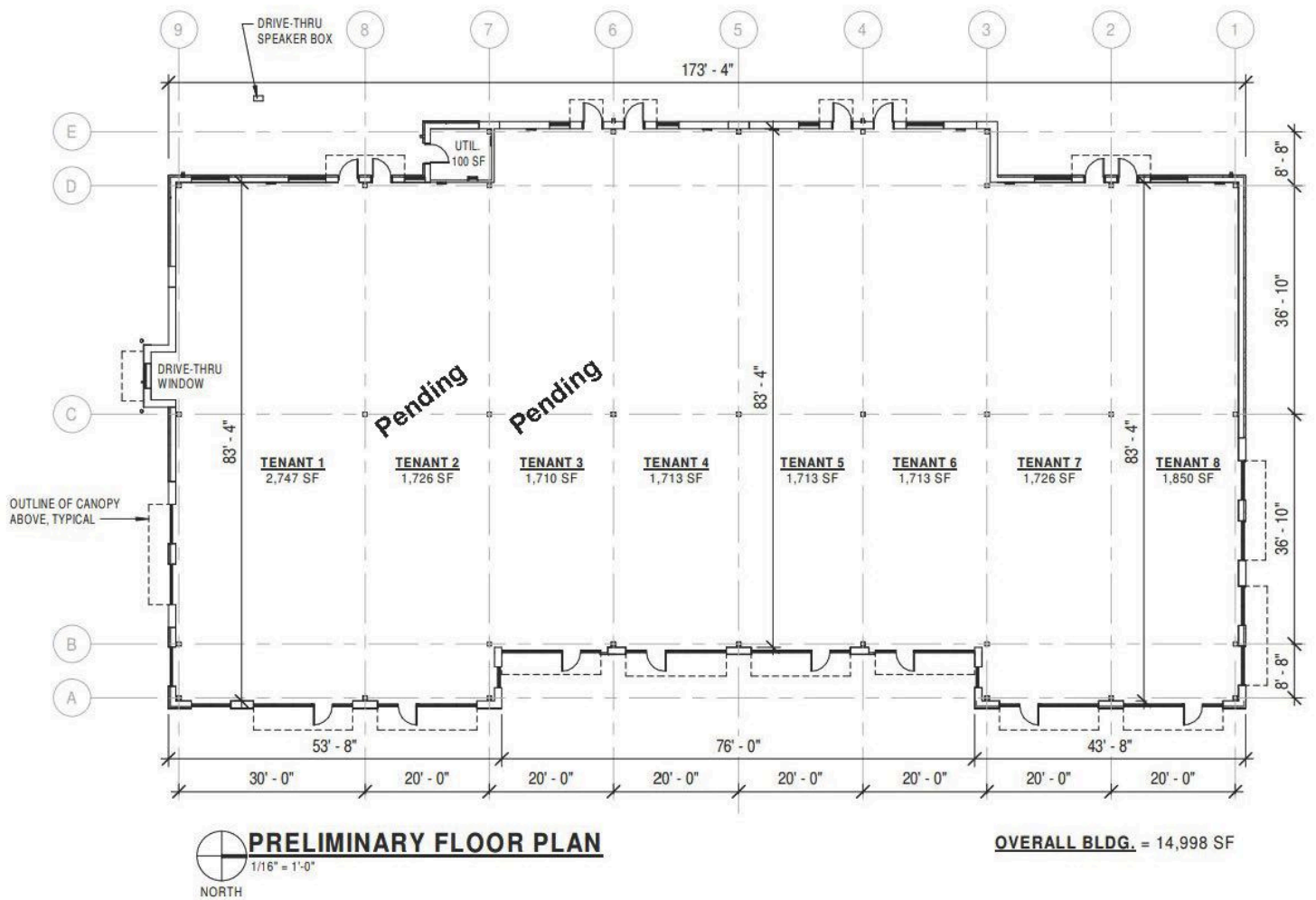
Matt Witsken  
Senior Broker  
mwitsken@bradleyco.com  
239.821.4347

Nathan Robinson  
Broker  
nrobinson@bradleyco.com  
248.721.1409

[www.bradleyco.com](http://www.bradleyco.com)

# Site Plan

13682 Bent Grass Ln, Fishers, IN 46038





# Aerial Map

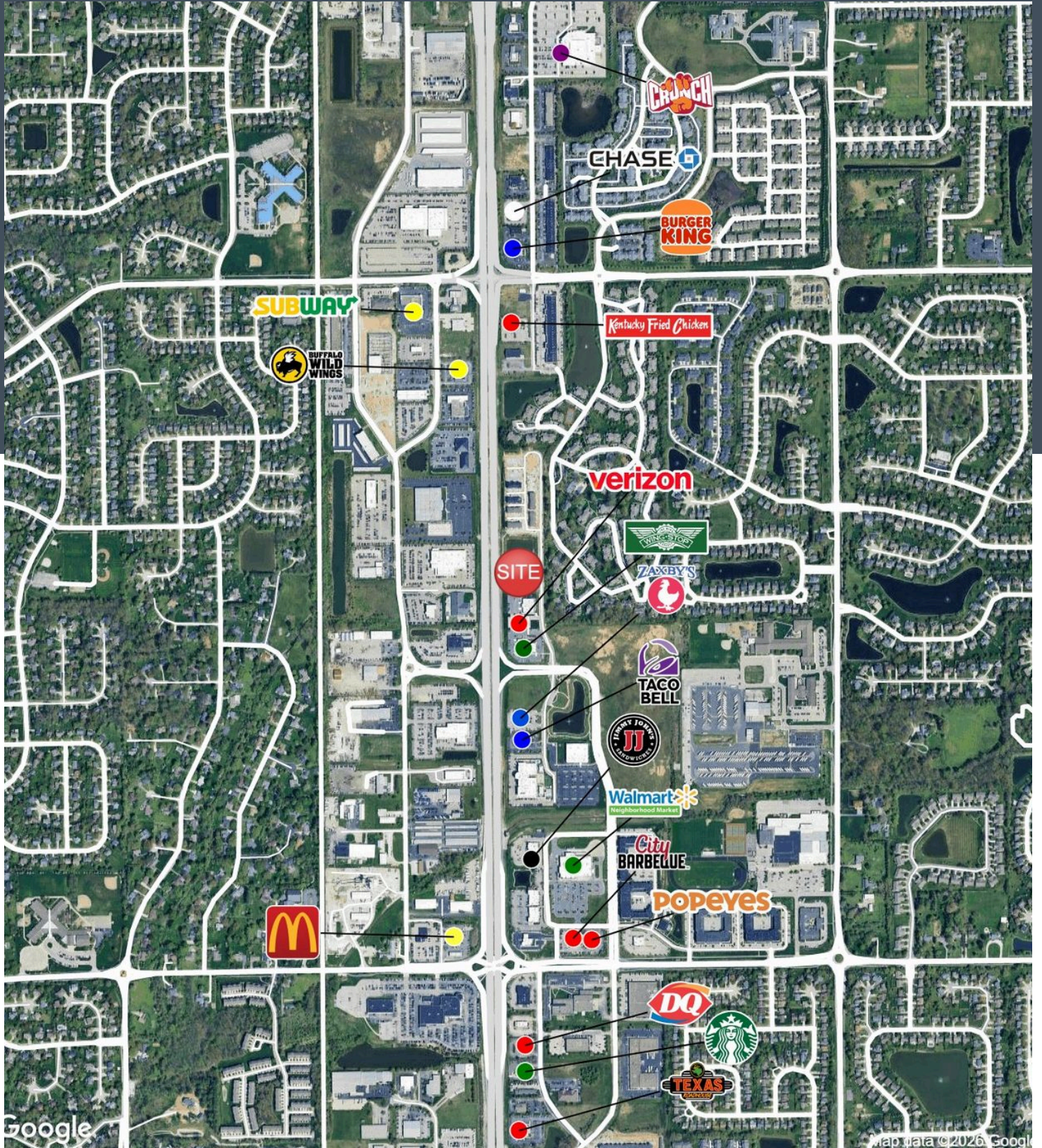
13682 Bent Grass Ln, Fishers, IN 46038





# Aerial Map

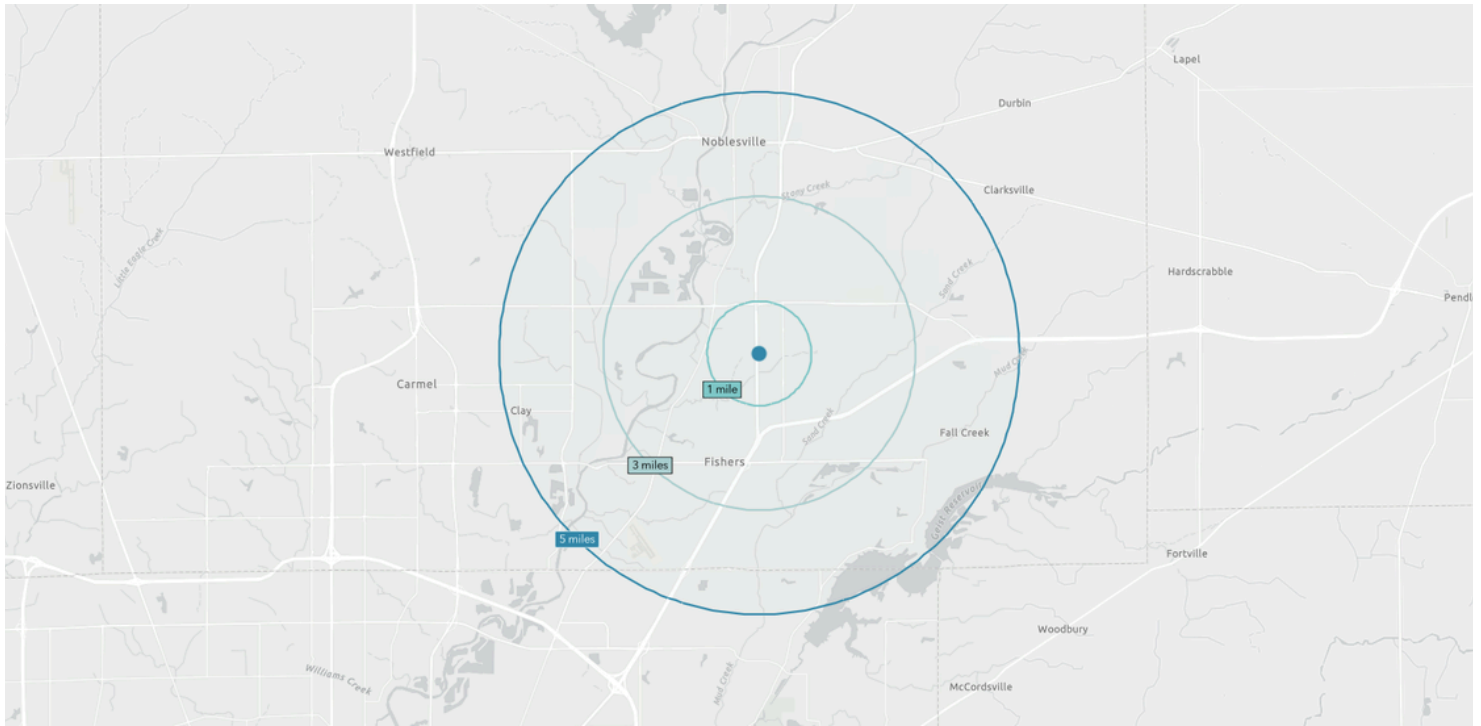
13682 Bent Grass Ln, Fishers, IN 46038





# Demographics

13682 Bent Grass Ln, Fishers, IN 46038



## Demographics

	1 Miles	3 Miles	5 Miles
Total Population	11,218	70,284	163,020
Median Age	36.5	36.1	38.0
Total Households	4,485	26,745	61,381
Average HH Size	2.47	2.62	2.64
Average HH Income	\$145,933	\$147,173	\$156,895
Average House Value	\$363,187	\$424,826	\$452,930