



**RELIANT**  
PARTNERS

# DISTRICT SOUTH FISHERS

## RETAIL/COMMERCIAL | 1,500± SF TOTAL AVAILABLE

Hamilton County // 8685 Edison Plaza Drive // Fishers, IN 46038

**NEW MIXED-USE DEVELOPMENT**



SWQ OF SOUTH STREET & LANTERN ROAD



CIVIC PLAZA

**COMMERCIAL REAL ESTATE**



# DISTRICT SOUTH FISHERS

## RETAIL/COMMERCIAL SPACE | 1,500± SF TOTAL AVAILABLE

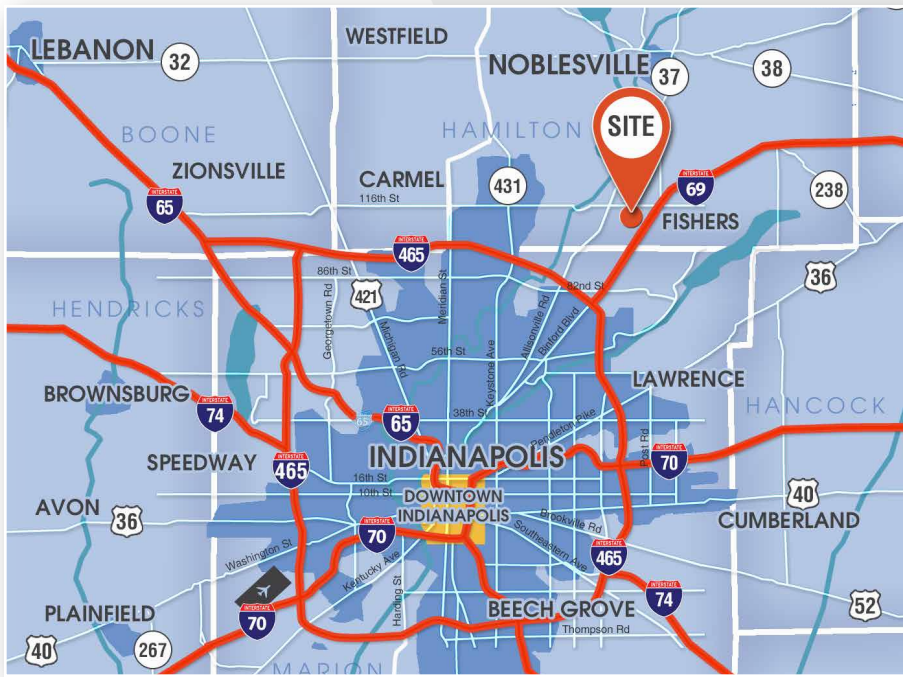
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### NEW MIXED-USE DEVELOPMENT

### PROPERTY FEATURES:



- **DISTRICT SOUTH** is a new \$32.5M mixed-use development with 5 multi-storied buildings with loft apartments. Currently signed tenants include Annex Group and Osborn Insurance with an additional 3,690± SF retail/commercial and common amenity space.
- **Ground Floor Retail/Commercial space available in Building 1 (600± SF) and in Building 4 (900± SF).**
- 4 spaces available are divisible to:
  - » 1200: 600± SF GLA
  - » 4200: 1,330± SF GLA **LEASED**
  - » 4300: 860± SF GLA **LEASED**
  - » 4400: 900± SF GLA
- Site is located 1 block south of 116th Street at the SWQ of South St & Lantern Road.
- Within walking distance of the Nickel Plate Trail and the Nickel Plate District Amphitheater entertainment venue and Fishers Municipal Complex.
- Ample street parking adjacent to buildings; total of 170± spaces and free parking in garage across the street (100+ spaces).
- The project is anchored by a 4 story anchor building that includes residential loft apartments on upper floors, fitness center, 2,500 SF rooftop patio, rooftop café, rooftop work-from-home lounge, indoor bike storage, and an engaging civic plaza and courtyard with BBQ grill, fire pit, and water fountain.
- Numerous local retailers and restaurateurs within walking distance and quick access to I-69 and the interstate system; minutes from The Fishers District (popular culinary and entertainment area).
- 27 minutes to Downtown Indianapolis and 36 minutes to the Indianapolis International Airport.



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NEW MIXED-USE DEVELOPMENT

SITE PLAN:



\*PROPOSED FLOOR PLAN; SUBJECT TO CHANGE

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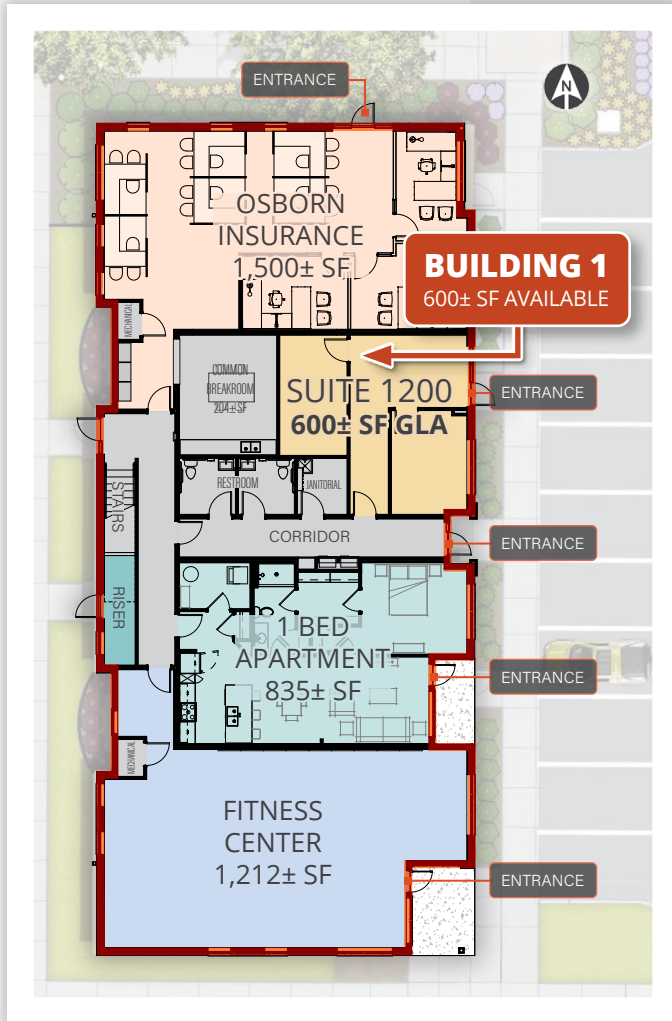


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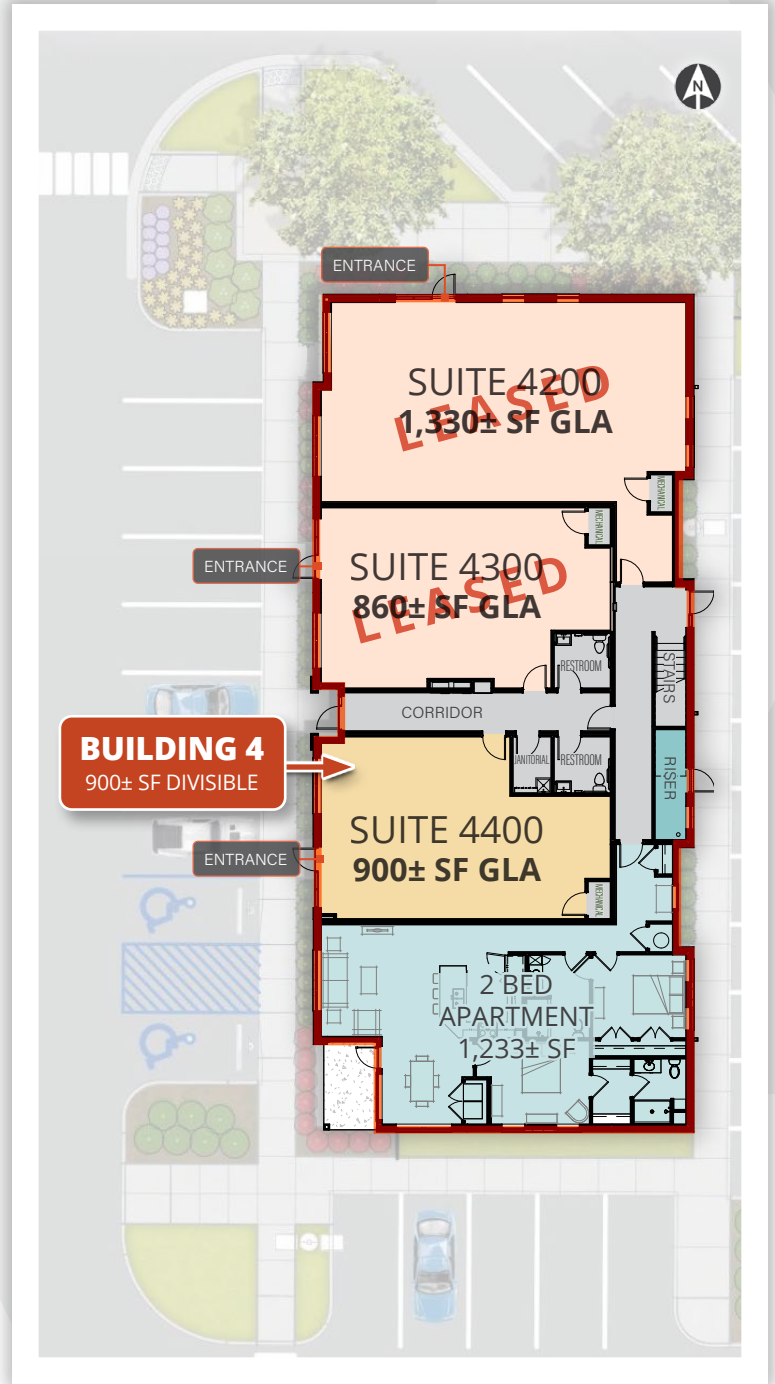
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NEW MIXED-USE DEVELOPMENT

BUILDINGS 1 & 4 FLOOR PLAN:



| DEMOGRAPHICS                 | 1 MILE    | 3 MILE    | 5 MILE    |
|------------------------------|-----------|-----------|-----------|
| Population 2023              | 12,661    | 67,458    | 173,912   |
| Proj Annual Growth ('23-'28) | 7.38%     | 5.12%     | 4.70%     |
| Households 2023              | 5,195     | 26,298    | 66,486    |
| Avg HH Income 2023           | \$106,142 | \$124,630 | \$127,115 |
| Median Age                   | 37.9      | 38.6      | 37.9      |
| Median Home Value (2023)     | \$240,754 | \$263,951 | \$288,550 |
| Bachelor Degree              | 36.01%    | 38.95%    | 37.92%    |



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AERIAL:



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