

CENTRE NORTH

8600 E. 96th Street - Fishers, IN 46038



MIDLAND ATLANTIC
PROPERTIES



PROPERTY OVERVIEW

Prominent shopping center with junior box and small shop space available.

PROPERTY HIGHLIGHTS

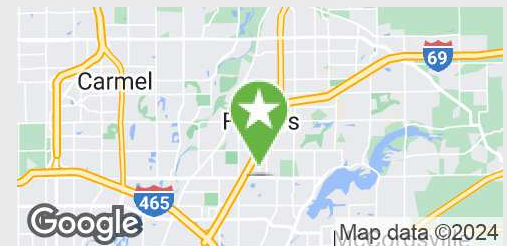
- 1,800 - 2,440 Square Feet Available
- Strong Co-tenancy: AutoZone, Petco, Party City and Panera Bread
- Prime Visibility to Over 35,000 Vehicles per Day
- Shared Traffic Signal with Walmart
- Build-to-Suit Opportunity up to 25,000 Square Feet

DEMOGRAPHICS

	3 MILES	5 MILES
Total Population	64,002	173,485
Average HH Income	\$123,057	\$143,647
Businesses	4,656	11,547
Employees	47,809	107,341

TRAFFIC COUNTS

96th Street	37,016
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Indianapolis Office
3801 East 82nd Street, Suite B
Indianapolis, IN 46240

MIDLANDATLANTIC.COM

SHAWN HEFFERN

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DEVELOPMENT • BROKERAGE • ACQUISITIONS • MANAGEMENT

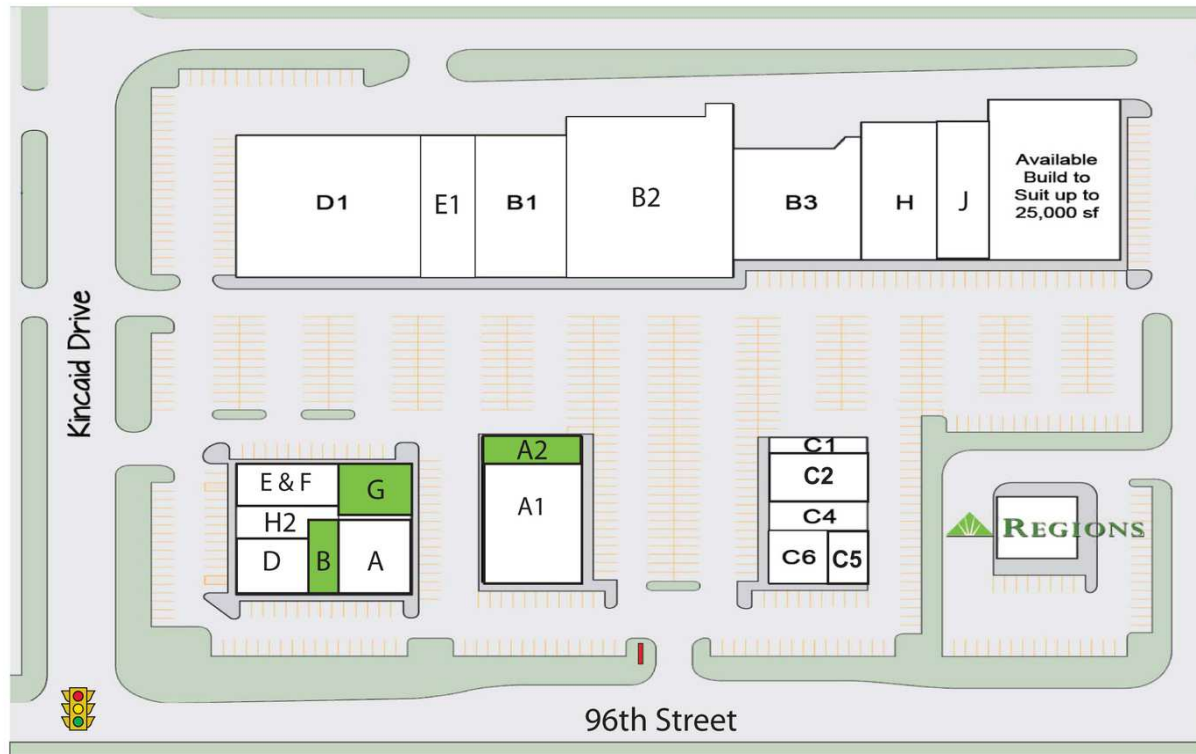
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SUIT	TENANT	S.F.
D1	Auto Zone	
E1	Dogtopia	
B1	Dollar Tree	
B2	Wheeler Mission Store	
B3	Petco	
H	Plato's Closet	
J	Affordable Dentures	
A	Panera Bread	
B	Available	2,000 SF
D	Sleep Outfitters	
H2	Starting Strength	
E & F	Clean Eats	
G	Available	2,440 SF

SUITE	TENANT	S.F.
A1	Party City	
A2	Available	1,800 SF
C1	Nail Salon	
C2	Mochi Joy Donuts	
C4	Leslie's Poolmart	
C5	Chicago's Pizza with a Twist	
C6	Noodles & Co.	
*	Available Storage	1,500 SF

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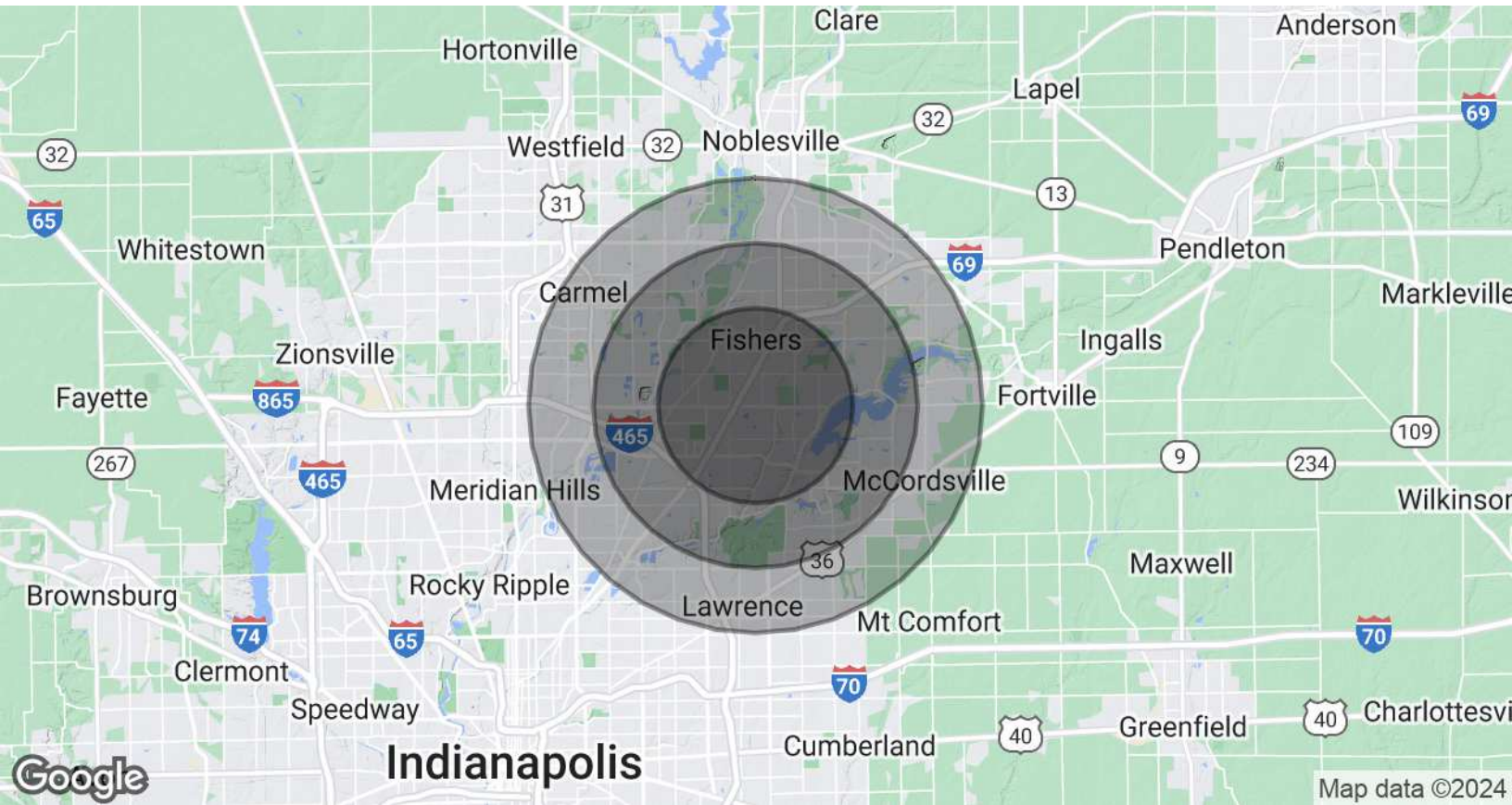


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POPULATION & HOUSING

	3 MILES	5 MILES	7 MILES
Total Population	64,002	173,485	356,243
Projected Annual Growth (2023-2028)	0.7%	0.8%	1.0%
Total Households	27,826	69,952	141,709
Median Home Value	\$274,708	\$304,818	\$298,663

INCOME & BUSINESS

	3 MILES	5 MILES	7 MILES
Average HH income	\$123,057	\$143,647	\$134,598
Daytime Population (16+ years)	62,657	145,584	249,163
Total Businesses	4,656	11,547	20,427
Total Employees	47,809	107,341	168,054

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