

West Legacy Building

8684 E 116th Street, Fishers, IN 46038

FOR LEASE



Nickel Plate District

1,320 SF

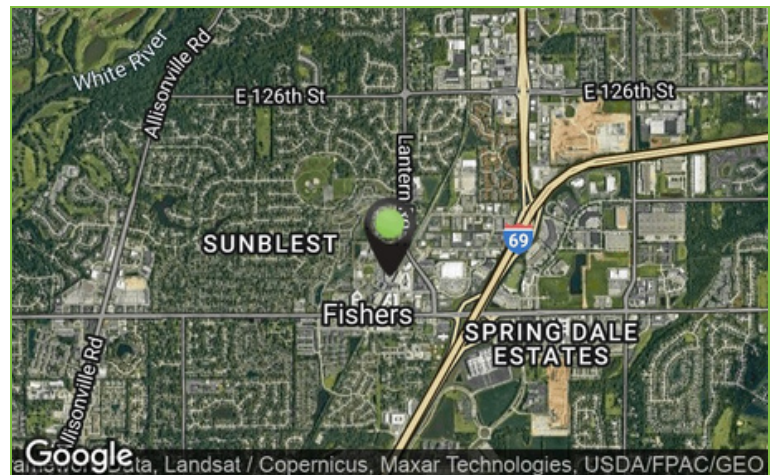
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PROPERTY OVERVIEW

The West Legacy Building in Fishers, Indiana, located in the heart of the Nickel Plate District on E 116th Street, is a unique and historic retail space that offers a range of exciting property highlights.

With its historical significance, prime location, and versatile space, The West Legacy Building offers an exciting opportunity for retailers looking to establish a presence in the heart of Fishers, Indiana's Nickel Plate District.



DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	27,386	67,166	222,763
Total Population	67,565	166,056	526,471
Average HH Income	\$115,466	\$116,766	\$101,750

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PRIME LOCATION



Property Highlights:

- **High Visibility:** Situated in the heart of the Nickel Plate District, this retail space enjoys a highly desirable and vibrant location.
- **Historic Charm:** The West Legacy Building is one of the city's oldest structures, boasting a rich history and architectural character.
- **Foot Traffic:** With its central location and proximity to the Nickel Plate Trail, the West Legacy Building benefits from substantial foot traffic.
- **Proximity to Amenities:** Being in the Nickel Plate District, tenants have easy access to a variety of restaurants, cafes and popular destinations such as IKEA and TopGolf.

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EXTERIOR PHOTOS



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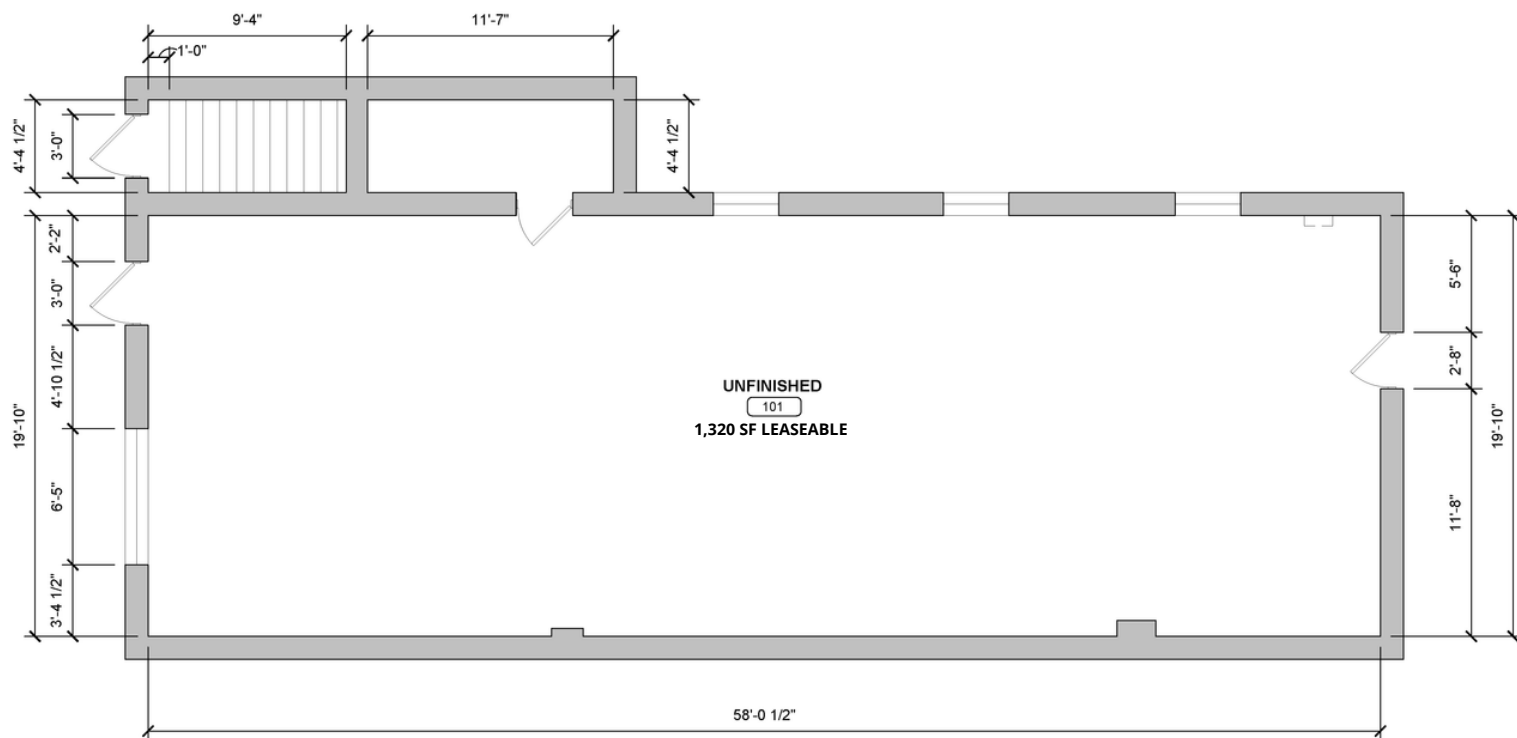
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FLOOR PLAN



1ST FLOOR

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AERIAL RETAIL MAP

