

TOWNS AT RIVER PLACE SHOPS | 2,500± UP TO 31,639± SF RETAIL

NW CORNER OF E 96TH STREET & ALLISONVILLE ROAD | FISHERS, IN 46250 (HAMILTON COUNTY)



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PROPERTY FEATURES:

- **AVAILABLE FOR LEASE OR BTS OPPORTUNITY: 2,500± SF up to 31,639± SF (divisible) retail space** sitting at the entrance to Towns at River Place, a planned development (by Pulte) with over 450 households made up of single family townhomes and multi-family units adjacent to the planned 125 Acre Fishers White River Park with canoe launch, fishing access, hiking/bike trails and adventure course.
- Towns at River Place is shovel/utility ready.
- Towns of River Place Shops will serve the 96th Street/Allisonville Road corridors connecting Fishers, Carmel, and Indianapolis.
- Current traffic counts in excess of 33,174 AADT.
- New road improvements coming in 2024 to include new roundabout and intersection improvements at 96th & Allisonville Road; greatly improving access, visibility and overall traffic flow.
- Multi-family construction is well underway with an estimated completion by the end of Q1 2025.
- Fishers White River Park plans coming soon.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	15 MIN DT
EST POPULATION 2023	7,374	57,430	167,633	224,128
ADJ DAYTIME DEMOS (AGE 16+)	3,310	85,701	192,655	233,436
PROJ ANNUAL GROWTH (2023-2028)	-0.1%	--	0.4%	0.7%
EST HOUSEHOLDS 2023	3,954	27,090	74,684	97,516
AVG HH INCOME 2023	\$76,576	\$121,496	\$139,019	\$143,303
MEDIAN AGE	31.8	39.3	40.2	39.0
COLLEGE DEGREE (BACHELOR OR HIGHER)	57.3%	60.5%	63.0%	63.0%



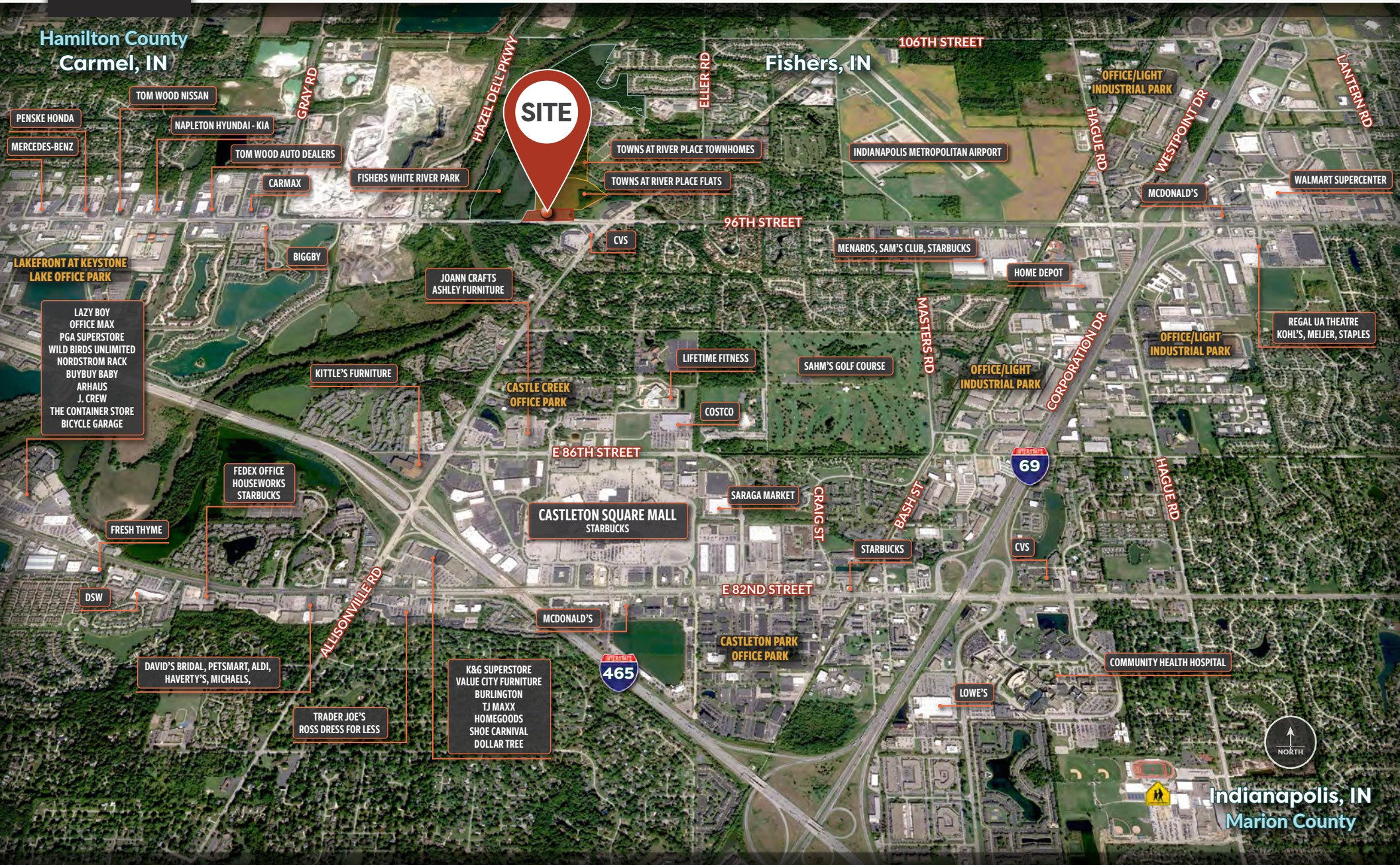
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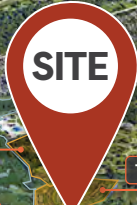
TOWNS AT RIVER PLACE SHOPS | 2,500± UP TO 30,000± SF RETAIL

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Hamilton County
Carmel, IN

Fishers, IN

Indianapolis, IN
Marion County



AUTO DEALER CORRIDOR
ACURA, AUDI, BENTLEY, BMW, CHEVROLET, CHRYSLER, DODGE, FORD, INFINITI, JEEP, HONDA,
HYUNDAI, LEXUS, MERCEDES BENZ, MINI COOPER, PORSCHE, SUBARU, TOYOTA, VOLKSWAGEN, VOLVO

LAZY BOY
OFFICE MAX
NORDSTROM RACK
BUYBUY BABY
ARHAUS
THE CONTAINER STORE
BICYCLE GARAGE

**THE FASHION MALL
AT KEYSTONE**
APPLE STORE, STARBUCKS

BARNES & NOBLE
OLD NAVY

FRESH THYME

E 82ND STREET

KOHL'S, ULTA

DSW

DAVID'S BRIDAL, PETSMART, ALDI,
HAVERTY'S, MICHAELS,

FEDEX OFFICE
HOUSEWORKS
STARBUCKS

TRADER JOE'S
ROSS DRESS FOR LESS

K&G SUPERSTORE
VALUE CITY FURNITURE
BURLINGTON
TJ MAXX
HOMEGOODS
SHOE CARNIVAL
DOLLAR TREE

KITTLE'S FURNITURE

JOANN CRAFTS
ASHLEY FURNITURE

COSTCO

LIFETIME FITNESS

CVS

SARAGA MARKET

STARBUCKS

COMMUNITY HEALTH HOSPITAL
STARBUCKS

LOWE'S

STARBUCKS

CASTLETON SQUARE MALL
STARBUCKS

MCDONALD'S

TOWNS AT RIVER PLACE FLATS

CVS

MENARDS, SAM'S CLUB, STARBUCKS

FISHERS WHITE RIVER PARK

TOWNS AT RIVER PLACE TOWNHOMES

116TH STREET

NEEDLER'S FRESH MARKET

E MAIN STREET

STARBUCKS

KROGER

STARBUCKS

KROGER, DUNKIN'

MCDONALD'S

SUPERTARGET, STARBUCKS, CVS

MCDONALD'S

STARBUCKS

69

MCDONALD'S

HOME DEPOT

MASTERS RD

SAHM'S GOLF COURSE

CVS

WALMART SUPERCENTER

DUNKIN'

REGAL UA THEATRE
KOHLS, MEIJER, STAPLES

LANTERN RD

HAGUE RD

MOLLENKOPF RD

MUD CREEK RD

GEIST

