



RELIANT
PARTNERS

DISTRICT SOUTH FISHERS

RETAIL/COMMERCIAL | 860± SF TOTAL AVAILABLE

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

ONLY ONE SPACE AVAILABLE



SWQ OF SOUTH STREET & LANTERN ROAD



CIVIC PLAZA

COMMERCIAL REAL ESTATE

DISTRICT SOUTH FISHERS

RETAIL/COMMERCIAL SPACE | 860± SF TOTAL AVAILABLE

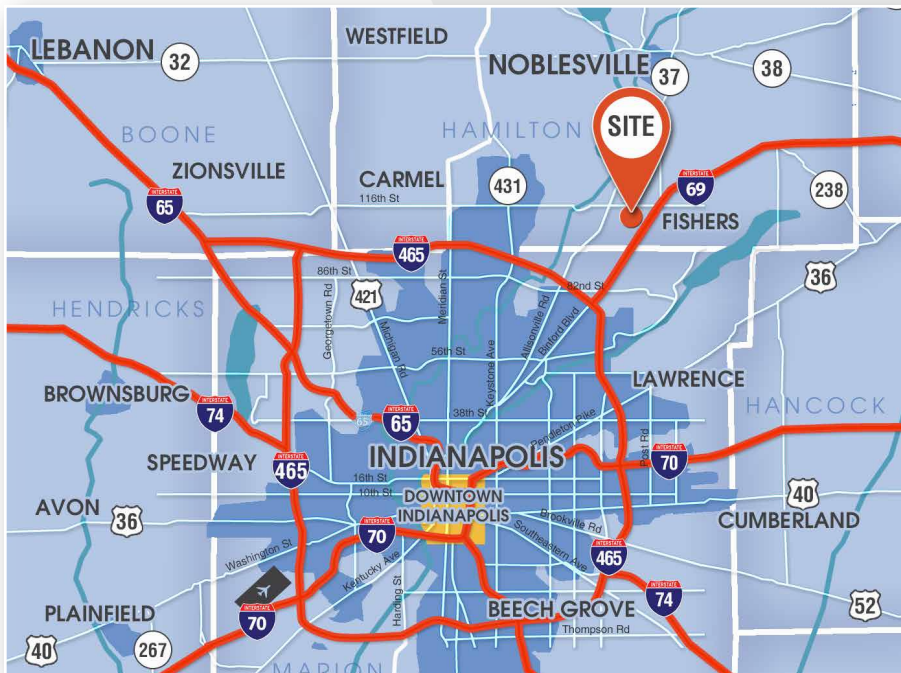
Hamilton County // 8705 Edison Plaza Drive // Fishers, IN 46038

ONLY 1 SPACE LEFT AVAILABLE

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 4 (860± SF).**
- 4 spaces available are divisible to:
 - » 1102: 600± SF GLA **LEASED**
 - » 4101: 1,330± SF GLA **LEASED**
 - » 4102: 860± SF GLA **AVAILABLE**
 - » 4103: 900± SF GLA **LEASED**
- 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.



SCOTT LINDENBERG CCIM // 317.506.7885 // scott@reliantpartners.us

5594 E. 146th Street, Suite 210 // Noblesville, IN 46062 // reliantpartners.us



DISTRICT SOUTH FISHERS

RETAIL/COMMERCIAL SPACE | 860± SF TOTAL AVAILABLE

Hamilton County // 8705 Edison Plaza Drive // Fishers, IN 46038

ONLY 1 SPACE LEFT AVAILABLE

SITE PLAN:



*PROPOSED FLOOR PLAN; SUBJECT TO CHANGE

SCOTT LINDENBERG CCIM // 317.506.7885 // scott@reliantpartners.us

5594 E. 146th Street, Suite 210 // Noblesville, IN 46062 // reliantpartners.us

No warranty or representation, express or implied, is made as to the accuracy of information contained herein, same is submitted subject to errors, omissions, price change or other conditions, withdrawal notice without and to any specific listing conditions, imposed by our principals.

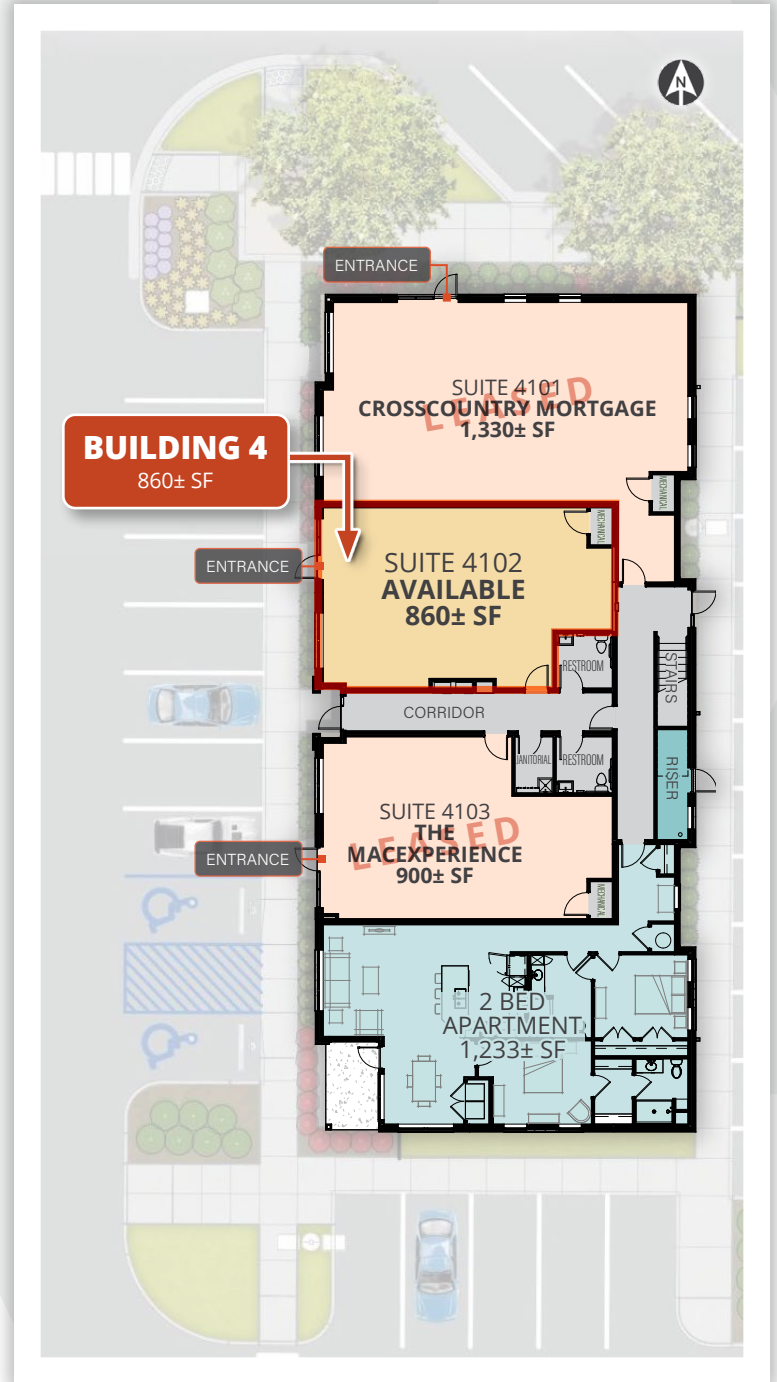
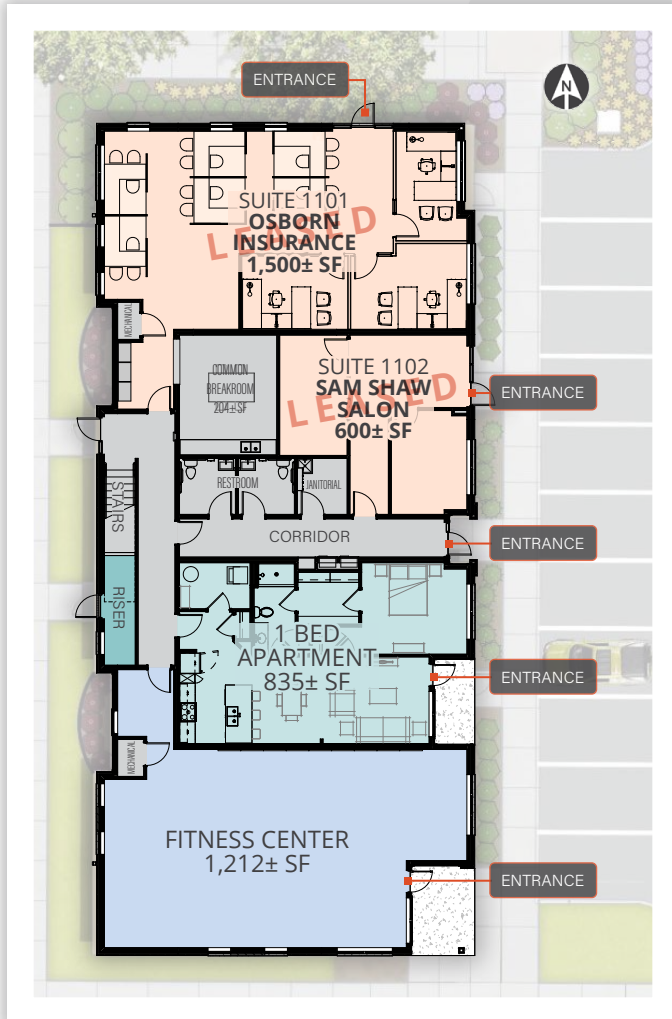
DISTRICT SOUTH FISHERS

RETAIL/COMMERCIAL SPACE | 860± SF TOTAL AVAILABLE

Hamilton County // 8705 Edison Plaza Drive // Fishers, IN 46038

ONLY 1 SPACE LEFT AVAILABLE

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%

*PROPOSED FLOOR PLAN; SUBJECT TO CHANGE.

SCOTT LINDENBERG CCIM // 317.506.7885 // scott@reliantpartners.us

5594 E. 146th Street, Suite 210 // Noblesville, IN 46062 // reliantpartners.us

No warranty or representation, express or implied, is made as to the accuracy of information contained herein, same is submitted subject to errors, omissions, price change or other conditions, withdrawal notice without and to any specific listing conditions, imposed by our principals.

DISTRICT SOUTH FISHERS

RETAIL/COMMERCIAL SPACE | 860± SF TOTAL AVAILABLE

Hamilton County // 8705 Edison Plaza Drive // Fishers, IN 46038

ONLY 1 SPACE LEFT AVAILABLE

AERIAL:



SCOTT LINDENBERG CCIM // 317.506.7885 // scott@reliantpartners.us

5594 E. 146th Street, Suite 210 // Noblesville, IN 46062 // reliantpartners.us

No warranty or representation, express or implied, is made as to the accuracy of information contained herein, same is submitted subject to errors, omissions, price change or other conditions, withdrawal notice without and to any specific listing conditions, imposed by our principals.