

10978 Allisonville Rd  
Fishers, IN 46038

*For Lease*



**KAISER**  
LAND CO.





PROPERTY DESCRIPTION

Now available for lease – 2,764sf of premium commercial space in a brand-new, free-standing office building ideally located along highly traveled Allisonville Road with exposure to over 27,000 vehicles per day. This end-cap suite offers a white box opportunity, ready for custom tenant improvements to suit your specific business needs. Perfect for office, medical, or retail use, this space combines flexibility, visibility, and convenience in one of Fishers’ most sought-after commercial corridors.

PROPERTY HIGHLIGHTS

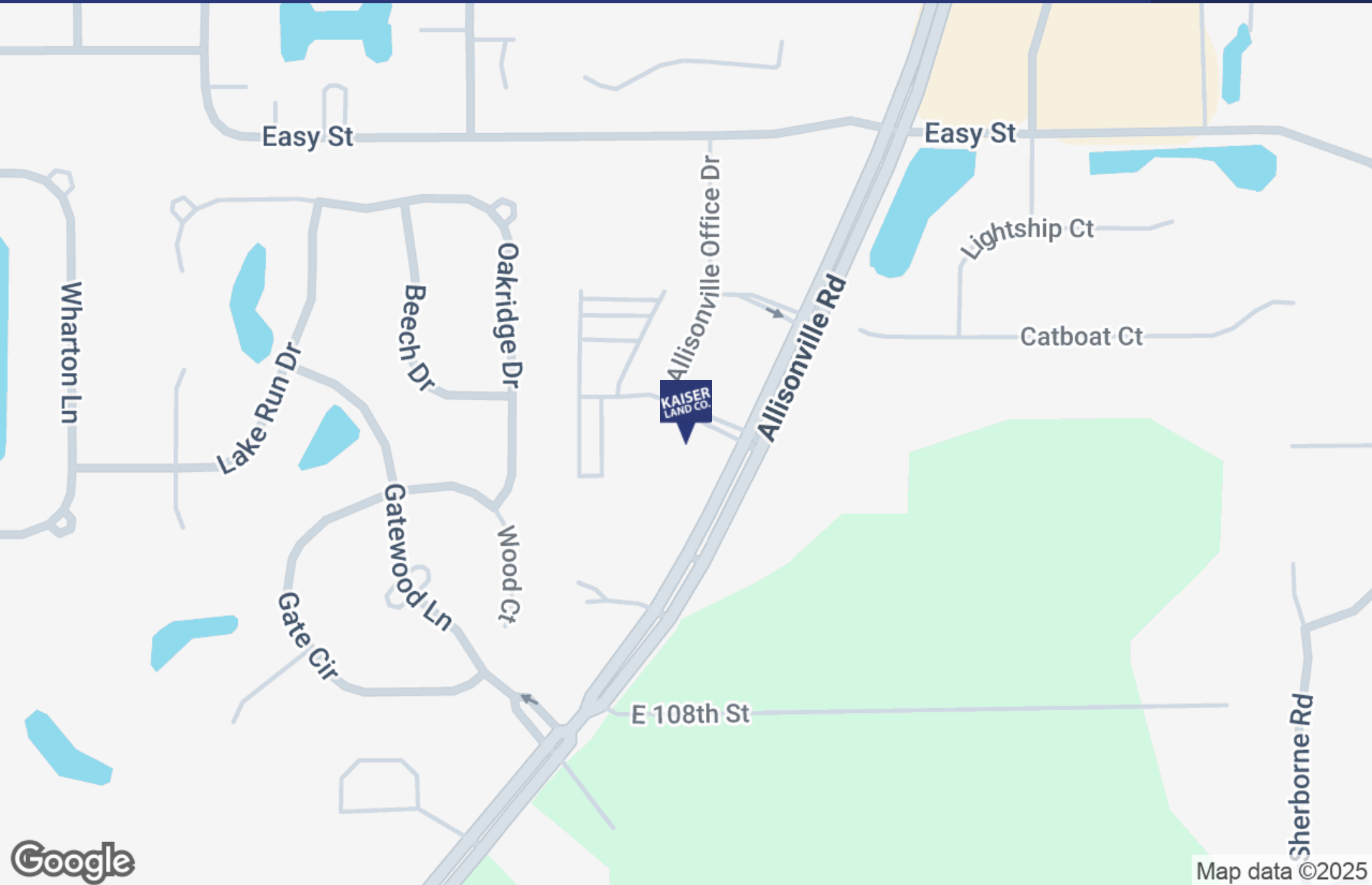
- Property Highlights:
- • 2,764 SF available in new construction, end-cap space of a free-standing building
- • Delivered as a white box – ideal for custom tenant build-out
- • Perfect for office, medical office, or retail use
- • Excellent visibility and signage opportunity on Allisonville Road
- • Curbside parking for customers and staff convenience
- • Located in a PUD zoning district allowing multiple commercial uses

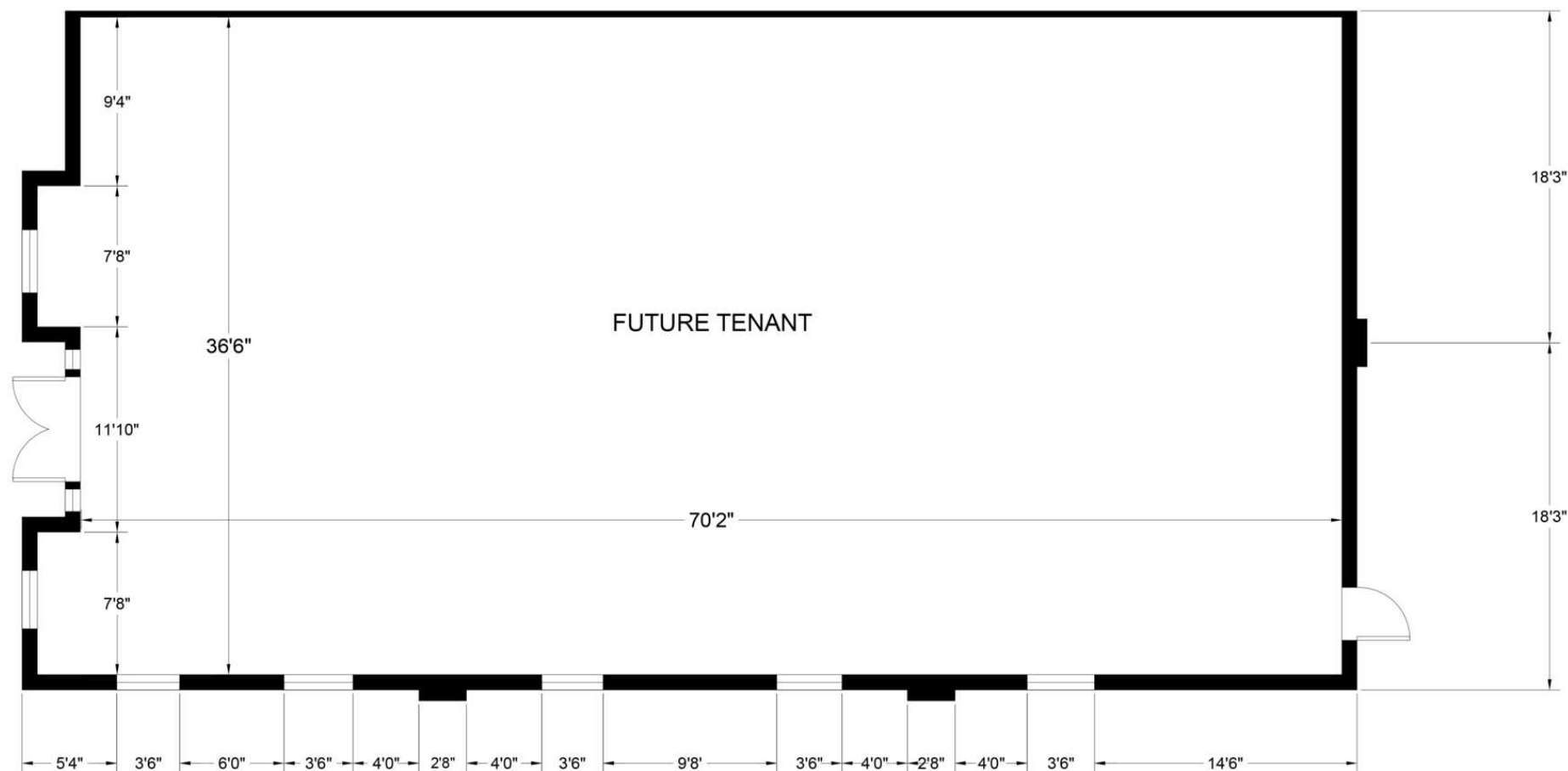
Craig Kaiser  
317.844.1131 | craig@cbkaiser.com

OFFERING SUMMARY

Lease Rate:	\$25.85 SF/yr (NNN)
Available SF:	2,764 SF
Lot Size:	24,270 SF
Building Size:	5,723 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	263	891	3,267
Total Population	602	1,985	7,290
Average HH Income	\$102,030	\$98,829	\$107,129





## FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.  
BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.  
All enquiries must be directed to the agent, vendor or party representing this floor plan.

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	602	1,985	7,290
Average Age	47	47	44
Average Age (Male)	44	44	42
Average Age (Female)	49	49	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	263	891	3,267
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$102,030	\$98,829	\$107,129
Average House Value	\$336,634	\$337,904	\$346,805

Demographics data derived from AlphaMap

