

# Commercial Out Lot Lease Available

LAND ACROSS FROM  
BRAND NEW

**COMING SOON**

75,000 SF  
MEIJER

**15836 Southeastern PW  
Fishers, IN 46037**

**Tremedous devepment opportunity**

- Rapidly increasing household density
- Excellent location on corner of two major roads
- New roundabout at the intersection was completed July 2022
- Can accomidate up to 8,900 SQFT building
- Traffic Counts
  - SR 238/Southeastern PKWY- 7,430
  - Cyntheanna Rd - 4,300

Rare, highly desirable 0.9 plot-ready commercial lot available for NNN ground lease situated at the southwest corner of Southeastern Parkway and Cyntheanne Road in Fishers, Indiana. Land is approved PUD - C Zoning (C-1/C-2 uses approved). Excellent location near schools and hospitals in an affluent area demonstrating rapid residential population growth.

## MARKET DEMOGRAPHICS

Radius	Population	Income	Households	Daytime Pop
1 Mile	3,419	\$123,851	1,475	92
3 Mile	35,201	\$160,296	12,305	4,605
5 Mile	81,881	\$157,836	28,840	13,333

**(812)  
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