



MAY 16, 2024

THOMPSONTHRIFT.COM

The Union

at Fishers District

FISHERS, IN



About Fishers, IN

- Ranked 3rd Best Places to Live (Money.com, 2019)
- America's Best City for Families (The Mortgage Reports, 2019)
- Top 10 Safest Cities in America (Movoto Real Estate)
- Ranked 7th Best Place To Live (Livability.com)
- \$157,701 Average Household Income
- 140% population growth since 2000
- Home to more than 104,000 residents
- Affluent suburb located less than 15 miles from downtown Indianapolis, IN
- Outstanding Plan of the Year: Community Art Master Plan – American Planning Association, IN Chapter
- Official home of The Indy Fuel, a professional minor league hockey affiliate of the Chicago Blackhawks and Hallet Sports & Entertainment (Early 2024)
- Future Andretti Racing Headquarters encompassing 575,000 SF (Early 2026)



The Yard at Fishers District



Nickel Plate District Amphitheater



Geist Reservoir
Avg. Home Price \$624,000 (Redfin, 2023)



2023 ACTUAL

Demographics

	1 mile	3 miles	5 miles	7 miles	10 miles
Population	8,939	64,672	173,252	295,775	545,621
Employee Population	9,209	38,091	75,652	160,392	266,631
Average Household Income	\$138,809	\$156,944	\$154,823	\$154,348	\$136,588
Median Household Income	\$122,611	\$127,919	\$125,693	\$125,923	\$110,316

Fishers is one of
the **fastest-growing**
communities in Indiana.

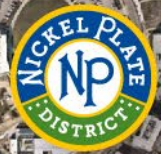
2028 EST.

Demographics

	1 mile	3 miles	5 miles	7 miles	10 miles
Population	9,705	68,502	185,327	318,790	588,625
Employee Population	9,652	38,008	78,086	162,125	268,484
Average Household Income	\$136,109	\$159,057	\$157,065	\$155,764	\$137,934
Median Household Income	\$125,187	\$130,275	\$128,738	\$128,878	\$113,794



Nearby Retail



Walkability

Key

○○○○○○○○○ Pedestrian Walkway



**BUILDING D
RESTAURANT**

7,000 SF
2 STORY & ROOF TOP PATIO

**BUILDING F
RESTAURANT**

3,500 SF
1 STORY WITH PATIO

15,357 SF
DIVISIBLE
TO 1,400 SF

7,000 SF

PLAZA

3,500 SF

12,200 SF
DIVISIBLE
TO 1,400 SF

10,400 SF
DIVISIBLE
TO 1,600 SF

8,000 SF
DIVISIBLE
TO 1,600 SF

**BUILDING E
MULTIFAMILY**

5 STORY ABOVE PODIUM
250 UNITS

**BUILDING A
HOTEL**

150-ROOM HOTEL
4 FLOORS ABOVE PODIUM

RETAIL

15,357 SF 1ST FLOOR RETAIL

**BUILDING G
OFFICE**

60,000 SF TOTAL
2ND-4TH FLOOR

**PARKING
STRUCTURE**

410 TOTAL SPACES

















THE UNION

SIGNAGE

The Union



AREA OF MURAL

SIGNAGE

COASTAL-FOODIE

Candle Company

Restaurant

ABOUT OUR TEAM

World class team members from the ground up.

At Thompson Thrift we strive to achieve our core values of excellence, service and leadership every day. Our teams work with our partners to ensure they are receiving the service they expect and deserve.



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