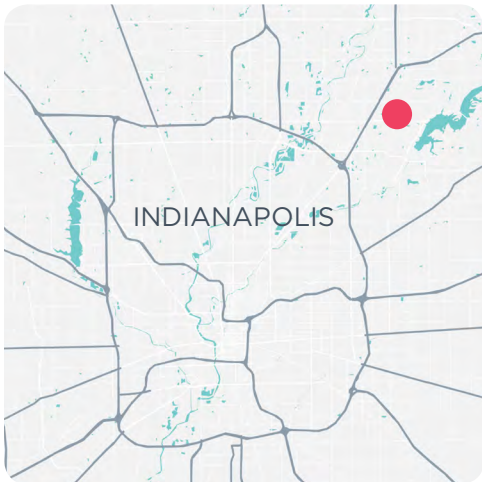


SALE OR LEASE

RETAIL



▶ FORMER MARSH SUPERMARKET IN FISHERS, INDIANA



AVAILABLE

81,068 SF (can be subdivided)
7.91 AC

SALE PRICE

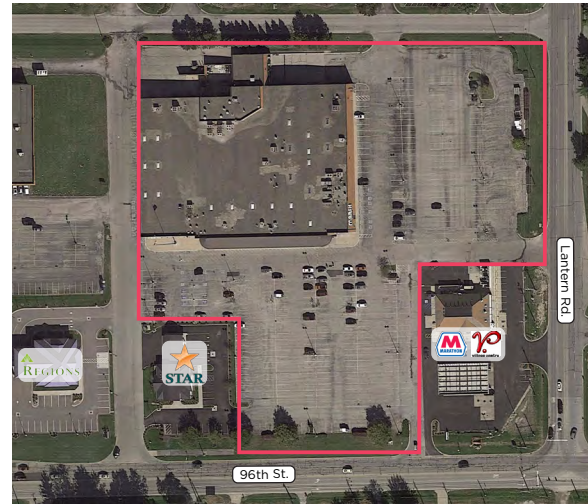
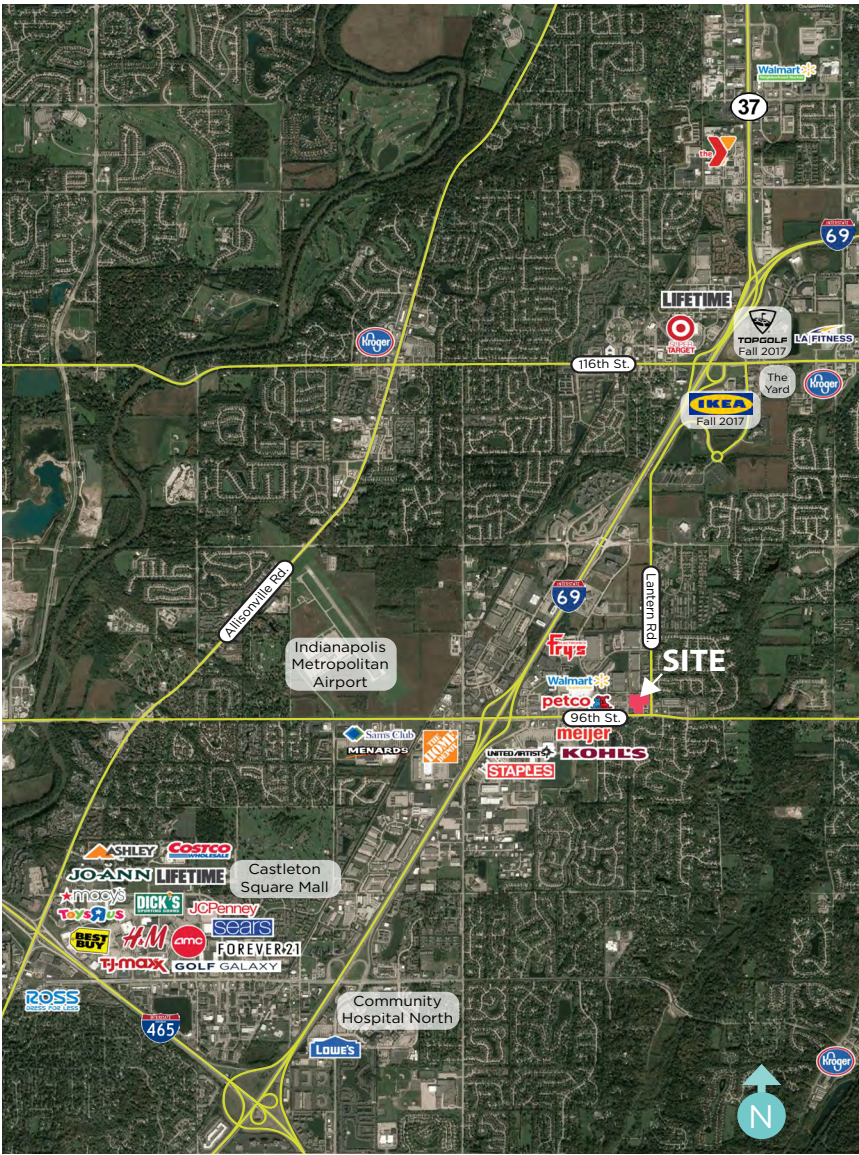
\$7,500,000

LEASE RATE

\$9/SF NNN

This 81,068 SF building is in a prime retail area and provides large box users the ability to enter this excellent Fishers, IN market. It can be subdivided or completely redeveloped with multiple options for owner/users, tenants or investors.

- + Located on major east/west thoroughfare connecting Indianapolis and Fishers
- + Part of the regional retail hub
- + Zoning: C-3



DEMOGRAPHICS*

	1 MILE	3 MILES	5 MILES
Population	7,076	62,434	162,412
Households	3,003	26,865	68,831
Average HH Income	\$94,804	\$113,638	\$118,424
Median Age	7,076	62,434	162,412

*SitesUSA 2017 Estimated

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 **RESOURCE**

rcree.com

ABOUT FISHERS, IN

Fishers is one of Indiana's fastest growing communities with an increase in population of 5.3% from April 1, 2010 - July 1, 2015 (US Census Bureau). The I-69/SR 37 corridor continues to be a high traffic area with booming retail and residential projects (newly opened Top Golf and IKEA).

RECENT AWARDS & RECOGNITIONS

- 2017 - #1 on MONEY Magazine's 2017 Best Places to Live
- 2017 - #24 on Alarm.org's 2017 Top 100 Safest Cities in America
- 2017 - 100 on Livability's 2017 Top 100 Best Places to Live
- 2017 - #35 on GoodCall's list of 2017 Best Cities for K-12 Teachers
- 2017 - KaBoom! Playful City USA Community
- 2017 - Niche.com ranked 16th on Best Places to Live in America
- 2017 - #6 on The SafeWise Report 30 Safest Cities to Raise a Child
- 2016 - Named Indiana Chamber's 2016 Community of the Year
- 2016 - #30 on MONEY Magazine's 2016 Best Places to Live in the U.S.
- 2015 - #11 of 20 Safest Cities in America (Asbury Park Press)



The Switch



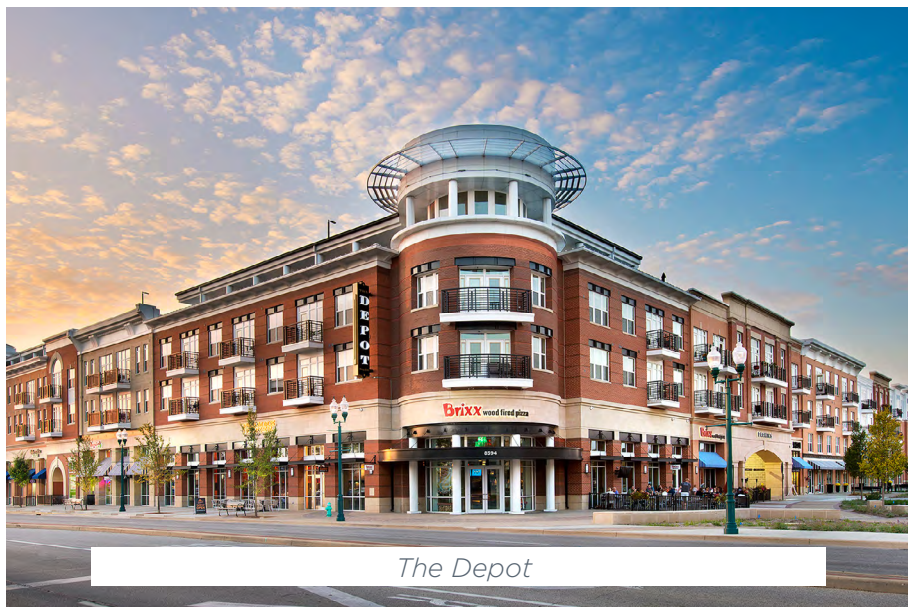
Nickle Plate District Amphitheater



Saxony Lake & Beach



Fishers Farmers Market



The Depot

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in #growIndy

The information contained herein was obtained from sources we consider reliable. We cannot be responsible for errors, omissions, prior sale or lease, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend the lessee's/purchaser's independent investigation.

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