

±55 Acres

69,033 Traffic Counts

136th Street being widened to two 15-foot-wide travel lanes, one in each direction, separated by an 11-foot-wide median



69

CUSHMAN & WAKEFIELD

### **PRICE REDUCTION!**

# I-69 & CYNTHEANNE ROAD

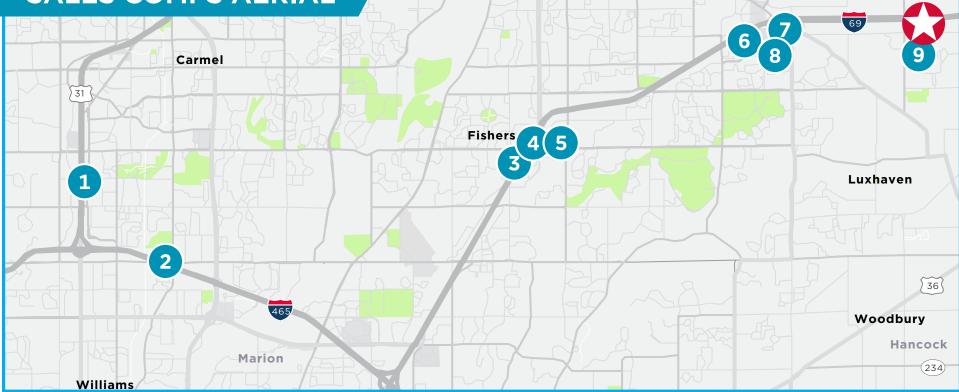
Fishers, IN 46037

## \$145,000 / ACRE

- 1,800 lineal feet of I-69 frontage
- Perfect location for corporate campus or mixed-use site
- Utilities located nearby
- Surrounded by dense single-family, high-income demographics
- Targeted INDOT Interchange Cyntheanne Road & I-69



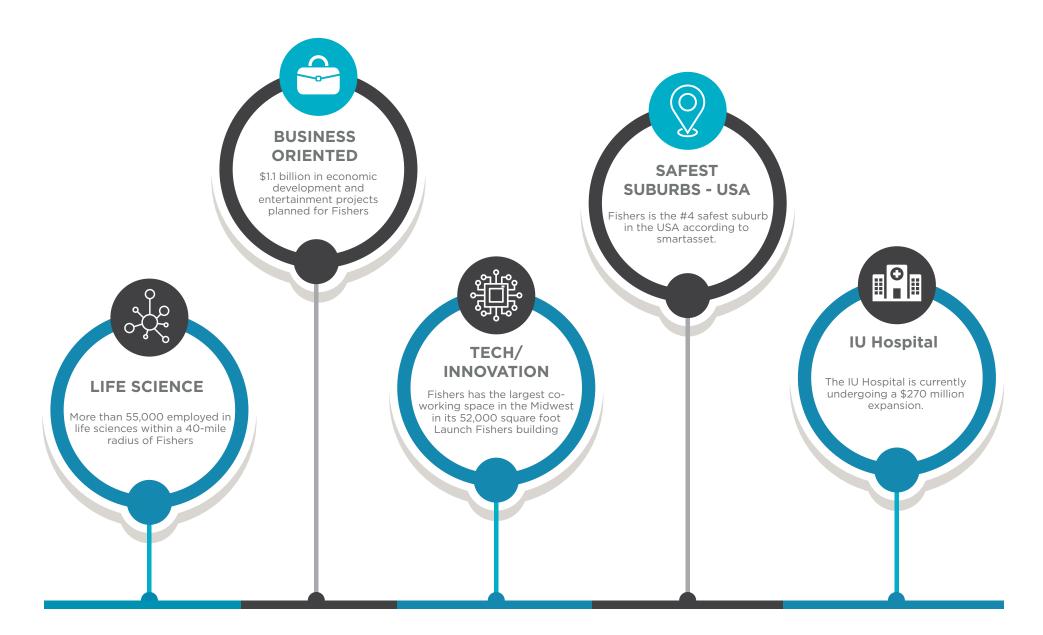
#### SALES COMPS AERIAL



37

#	Site	Sale Date	Acres	Price/Acre	
	I-69 & Cyntheanne Road		55	\$145,000/Acre	
1	111th Street & Pennsylvania Street	12/2022	35.21	\$450,000/Acre	
2	SEC 96th Street & Westfield Blvd.	08/2021	15.68	\$365,944/Acre	
3	IKEA - 116th Street & IKEA Way	07/2016	35.20	\$336,759/Acre	
4	Top Golf - 116th Street & I-69	11/2016	15.45	\$381,700/Acre	
5	Crew Car Wash - 1165v0 Exit 5 Pky.	11/2021	3.3	\$606,000/Acre	
6	IU Health Saxony Campus	11/2009	92	\$442,387/Acre	
7	St. Vincent Campus	12/2016	10	\$350,977/Acre	
8	SEC 136th Street & Olio Road	03/2023	36.72	\$325,000/Acre	
9	SEC 136th Street & Cyntheanne Road	05/2022	23.48	\$156,661/Acre	

## WHY FISHERS, INDIANA?



Estimated Population (2023) 9,479 50,732 127,   Projected Population (2028) 9,865 55,013 136,   Estimated Households (2023) 3,702 17,975 44,   Projected Households (2028) 3,935 19,955 49,   Est. Avg. Household Income (2023) \$157,087 \$154,603 \$148,   Projected Avg. Household Income (2028) \$157,289 \$147,252 \$142		Strawtown		Woodlav Heights	
Sobiesville   10 MINUTES DRIVE TIME     Noblesville   10 MINUTES DRIVE TIME     Clarksville   Hardscrabble     Fishers   Ingails     Luxhaven   109     Fishers   Johnute     Luxhaven   50 Minute     Projected Population (2023)   9,479     50,013   136,     Estimated Households (2023)   3,702     70jected Households (2023)   3,935     515,7087   \$154,603   \$144,800	DRIVETIME MAP			Edgewood Ande	rson
No Die Sville Hardscrabble Huntsville   Fishers 69 9   Fishers 109   Luxhaven 5   Minute 50 Minute   5 100 Minute   5 50.732   Projected Population (2023) 9.479   50.732 127.   Projected Households (2023) 3.702   17.975 44.   Projected Households (2023) 3.935   19.955 49.   Est. Avg. Household Income (2023) \$157.087   \$157.289 \$147.252 \$142.	Clare	Lapel	Bloom	ner	
Estimated Population (2023) 9,479 50,732 127,   Projected Population (2028) 9,865 55,013 136,   Estimated Households (2023) 3,702 17,975 44,   Projected Households (2028) 3,935 19,955 49,   Est. Avg. Household Income (2023) \$157,087 \$154,603 \$148,   Projected Avg. Household Income (2028) \$157,289 \$147,252 \$142		Clarksville Hardscrabb			109
Projected Population (2028) 9,865 55,013 136,   Estimated Households (2023) 3,702 17,975 44,   Projected Households (2028) 3,935 19,955 49,   Est. Avg. Household Income (2023) \$157,087 \$154,603 \$148,   Projected Avg. Household Income (2028) \$157,289 \$147,252 \$142			5 Minute	10 Minute	15 Minute
Estimated Households (2023) 3,702 17,975 44,   Projected Households (2028) 3,935 19,955 49,   Est. Avg. Household Income (2023) \$157,087 \$154,603 \$148,   Projected Avg. Household Income (2028) \$157,289 \$147,252 \$142	Estimated Population (2023)		9,479	50,732	127,556
Projected Households (2028) 3,935 19,955 49,   Est. Avg. Household Income (2023) \$157,087 \$154,603 \$148,   Projected Avg. Household Income (2028) \$157,289 \$147,252 \$142	Projected Population (2028)		9,865	55,013	136,988
Est. Avg. Household Income (2023) \$157,087 \$154,603 \$148,   Projected Avg. Household Income (2028) \$157,289 \$147,252 \$142	Estimated Households (2023)		3,702	17,975	44,898
Projected Avg. Household Income (2028)   \$157,289   \$147,252   \$142	Projected Households (2028)		3,935	19,955	49,368
	Est. Avg. Household Income (2023)		\$157,087	\$154,603	\$148,522
<b>Est. Median Household Income (2023)</b> \$119,123 \$131,980 \$128	Projected Avg. Household Income (2028)	,	\$157,289	\$147,252	\$142,361
	Est. Median Household Income (2023)		\$119,123	\$131,980	\$128,774

\$120,090

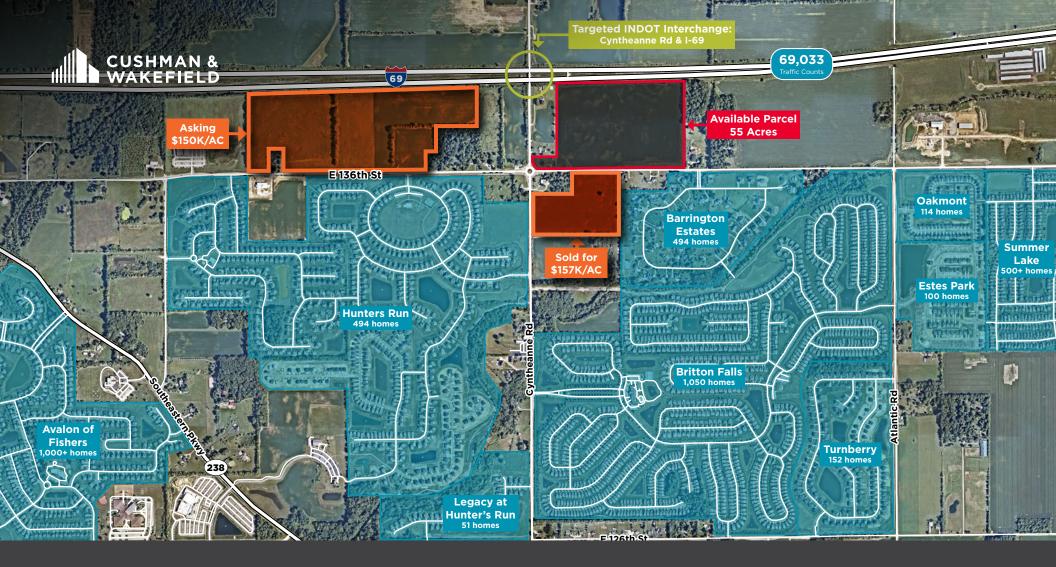
\$132,620

Projected Median Household Income (2028)

\$128,162



Cushman & Wakefield | I-69 & Cyntheanne Road



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