

69,033  
Traffic Counts



Targeted INDOT Interchange  
Cyntheanne Road & I-69

±55 Acres

E 136th St

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

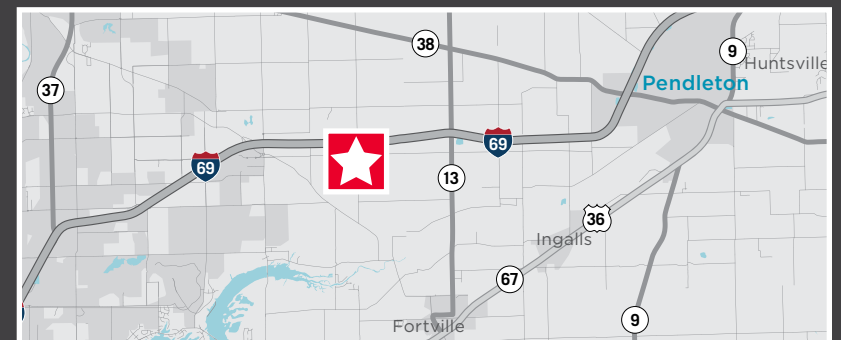
## PRICE REDUCTION!

# I-69 & CYNTHEANNE ROAD

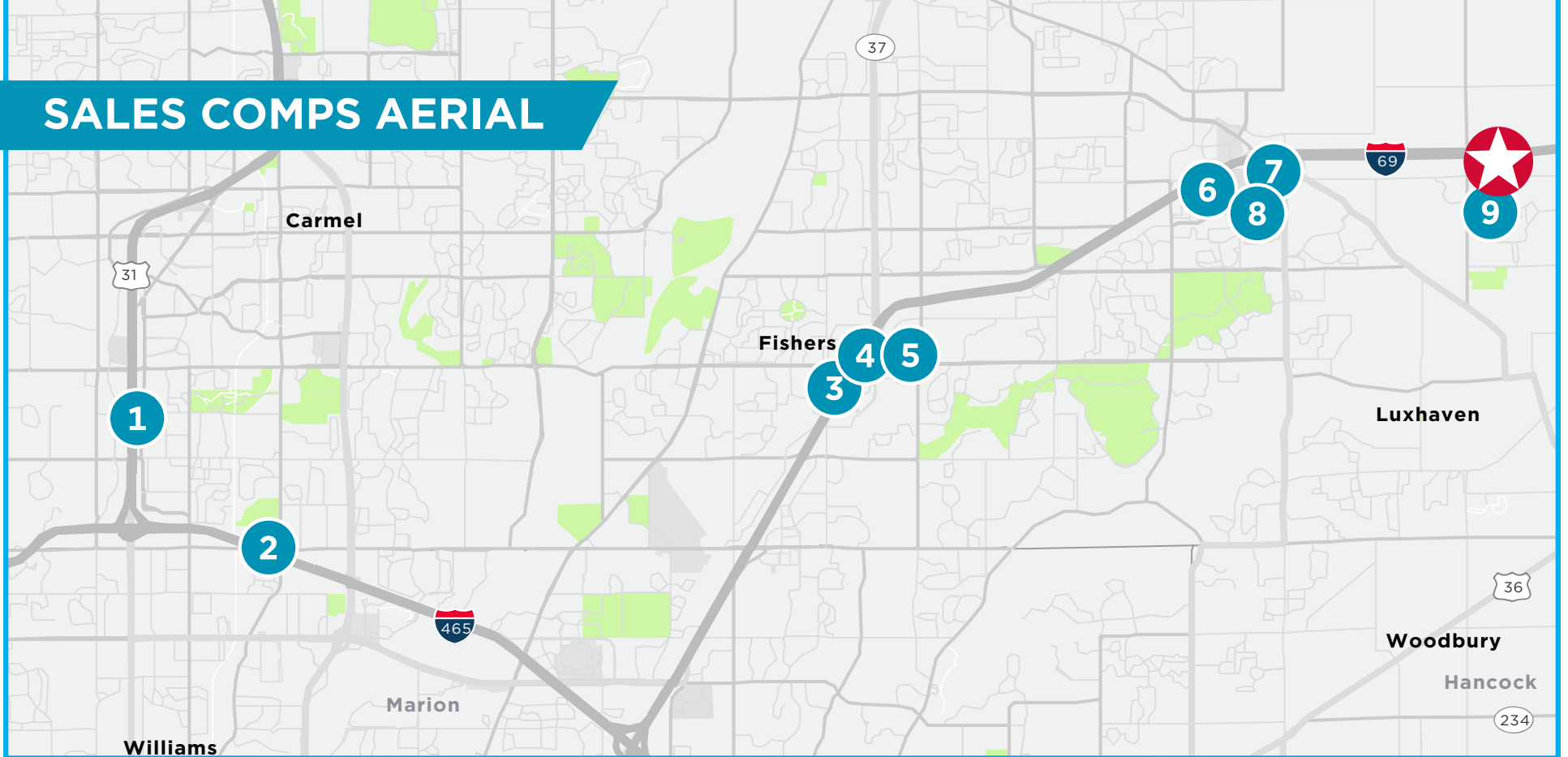
Fishers, IN 46037

**\$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

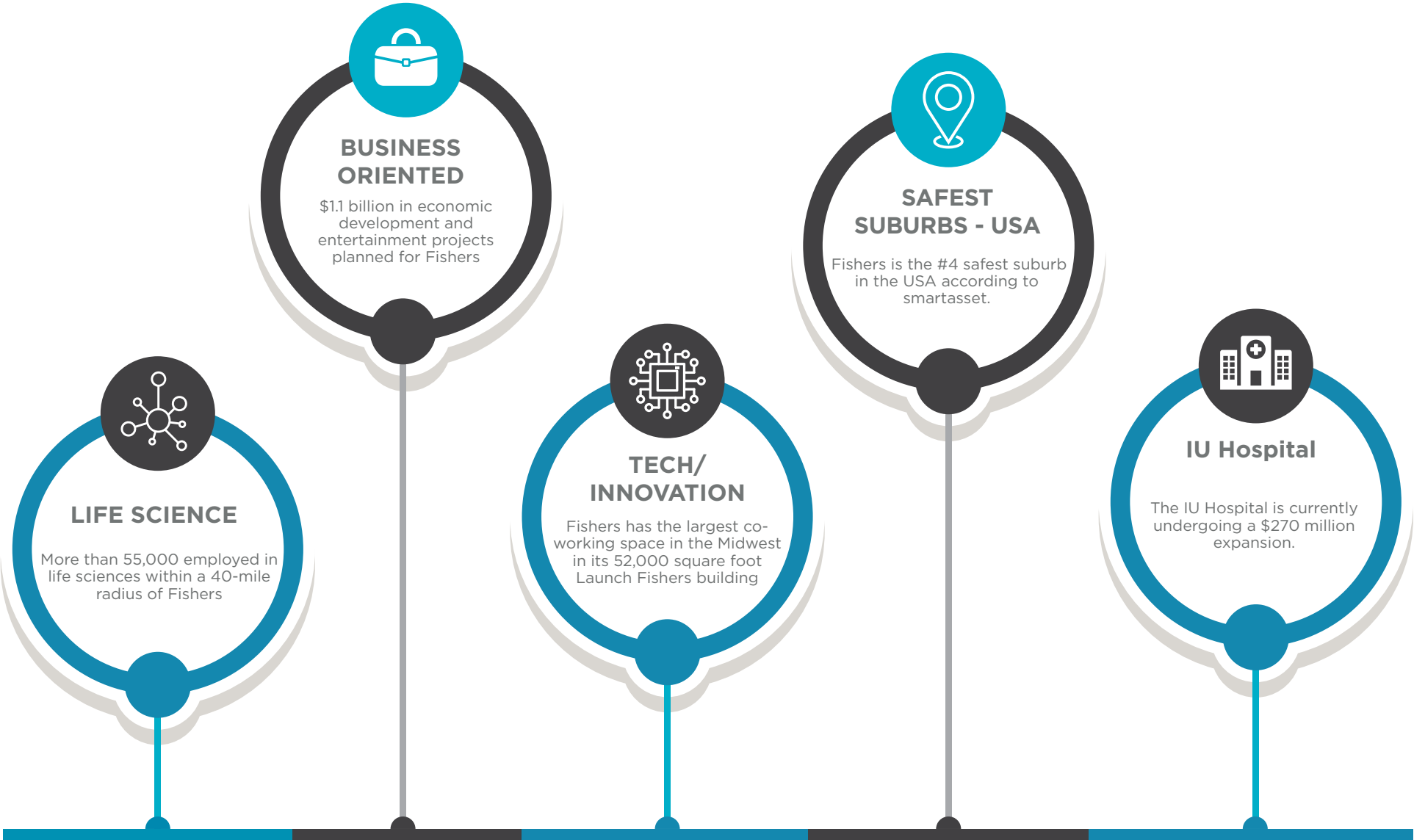


# SALES COMPS AERIAL

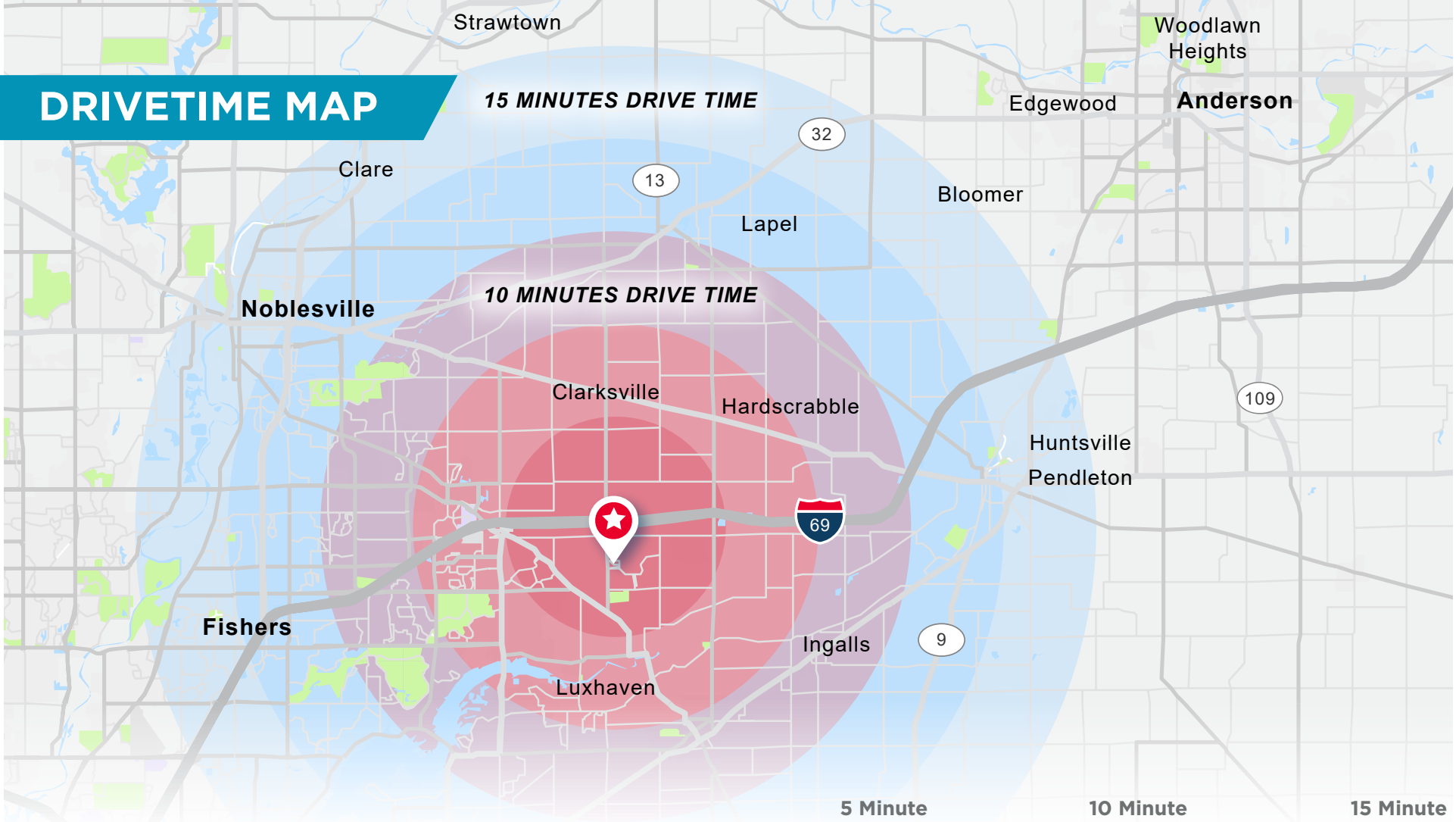


#	Site	Sale Date	Acres	Price/Acre
★	<b>I-69 &amp; Cyntheanne Road</b>		<b>55</b>	<b>\$145,000/Acre</b>
1	111th Street & Pennsylvania Street	12/2022	35.21	\$450,000/Acre
2	SEC 96th Street & Westfield Blvd.	08/2021	15.68	\$365,944/Acre
3	IKEA - 116th Street & IKEA Way	07/2016	35.20	\$336,759/Acre
4	Top 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?

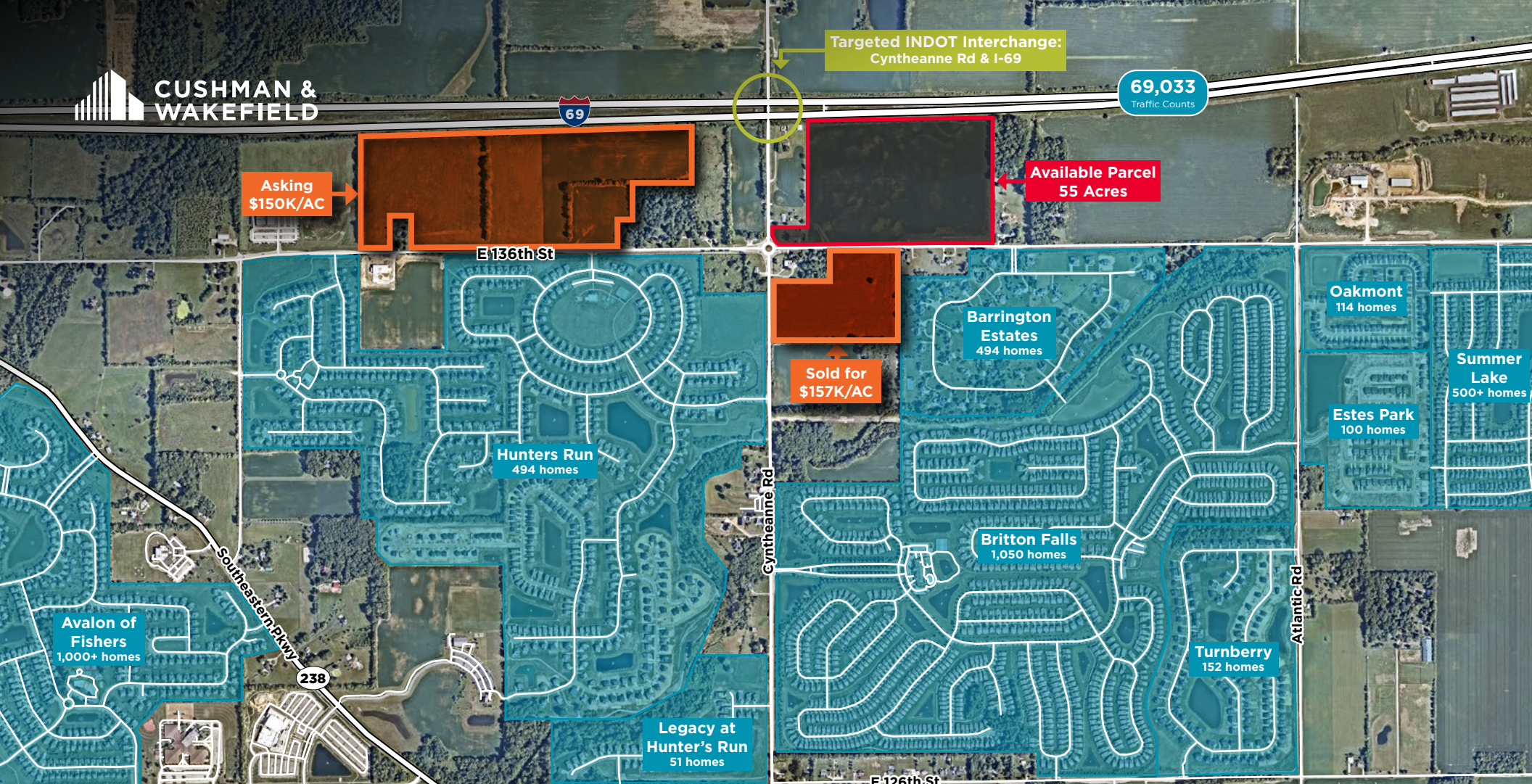


# DRIVETIME MAP



	5 Minute	10 Minute	15 Minute
<b>Estimated Population (2023)</b>	9,479	50,732	127,556
<b>Projected Population (2028)</b>	9,865	55,013	136,988
<b>Estimated Households (2023)</b>	3,702	17,975	44,898
<b>Projected Households (2028)</b>	3,935	19,955	49,368
<b>Est. Avg. Household Income (2023)</b>	\$157,087	\$154,603	\$148,522
<b>Projected Avg. Household Income (2028)</b>	\$157,289	\$147,252	\$142,361
<b>Est. Median Household Income (2023)</b>	\$119,123	\$131,980	\$128,774
<b>Projected Median Household Income (2028)</b>	\$120,090	\$132,620	\$128,162





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