

FOR SALE, LEASE OR BTS

Olio Road & 104th Street

Fishers, IN



SALE PRICE: \$500,000
LEASE PRICE: \$5,000/MONTH

PROPERTY HIGHLIGHTS

- 0.75+/- Acres
- Access points from Olio Road and E. 104th Street
- Signalized access from 104th Street
- Traffic count of 22,185 vehicles per day on Olio Road
- Surrounded by densely populated high-income demographics
- Solid daytime population within 5-mile radius
- Near Geist Elementary School with more than 600 enrolled students
- Site is shovel and utility-ready
- Zoned for retail, office and medical



Contact

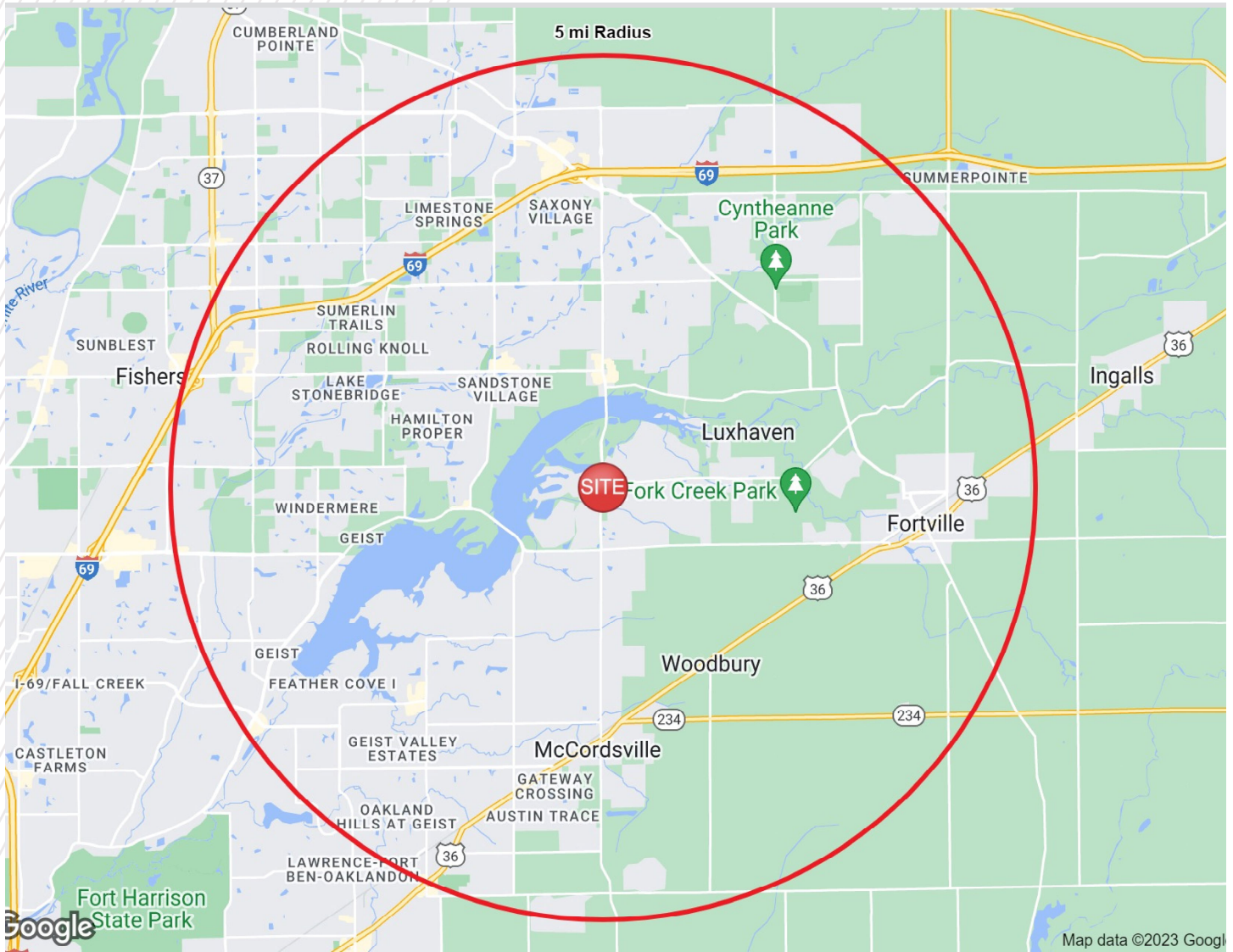
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DEMOGRAPHIC MAP



DEMOGRAPHICS - 5-MILE RADIUS

Population	121,740
Daytime Population	54,543
Projected Population	131,904
Estimated Households	42,780
Projected Households	47,073
Avg Household Income	\$134,692
Median Age	35.7

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WHY FISHERS, INDIANA?

- More than 55,000 employed in life sciences within a 40-mile radius of Fishers
- \$1.1B in development and entertainment projects planned for Fishers
- Fishers has the largest co-working space in the Midwest in its 52,000 square foot Launch Fishers Building
- Fishers District with its restaurants, shops and hospitality has announced its planned expansion
- New \$575mm Stevenato Health Sciences Facility under construction and projected to open in late 2023



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