



FOR SALE



±23 ACRES

136th Street & Cyntheanne Rd
Fishers, IN

PROPERTY HIGHLIGHTS

+23 acres

Zoned PUD

Uses allowed in the PUD include office uses within C-1, Commercial District and permitted uses within C-2 including retail sales, restaurants, grocery, office, medical (not including hospital), indoor recreation, assisted living



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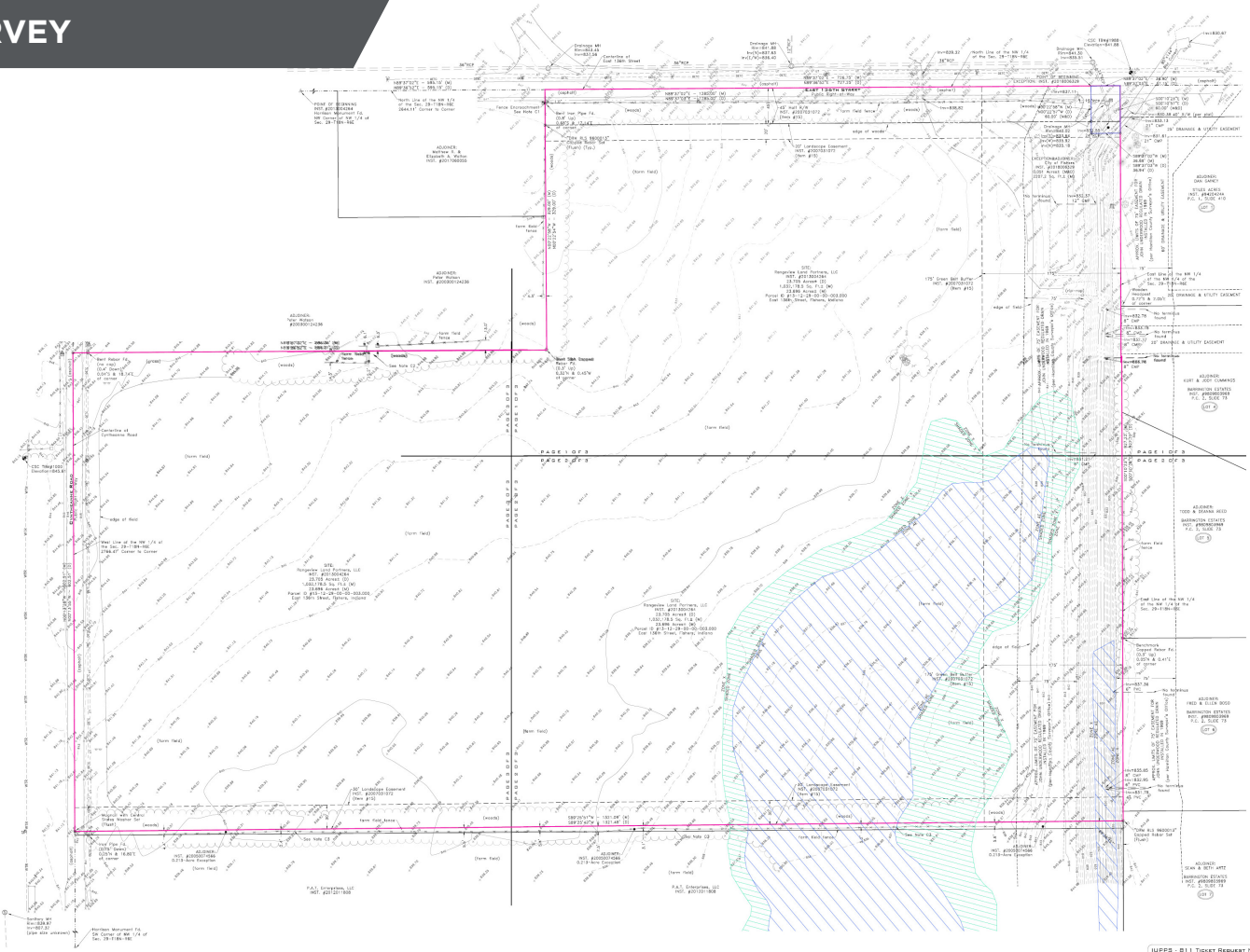
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SURVEY



Demographics

| | 1 Mile | 3 Mile | 5 Mile |
|--------------------|-----------|-----------|-----------|
| Population | 5,004 | 24,640 | 76,358 |
| AVG. HH Income | \$123,429 | \$152,308 | \$154,707 |
| Daytime Population | 2,121 | 11,649 | 28,161 |

Traffic Counts

| | |
|---------------|------------|
| 136th Street | 5,057 AADT |
| Cyntheanne Rd | 3,505 AADT |

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