

RIVER PLACE RETAIL | 1,200± UP TO 10,000± SF RETAIL

NW CORNER OF E 96TH STREET & ALLISONVILLE ROAD | FISHERS, IN 46250 (HAMILTON COUNTY)

Fishers, IN
Hamilton County

TOWNS AT RIVER PLACE BY PULTE
(81 Units developed by Pulte Homes)

RIVER PLACE FLATS BY CRG
(381 Units multi-family)

OAKLAWN MEMORIAL GARDENS

RIVER PLACE SHOPS
Pancho's Mexican,
Kolache Factory,
Cumaco Arepa House, FastSigns,
Chano Real Estate Partners

INDIANAPOLIS METRO AIRPORT

96TH STREET STATION
Machos Barber, Tienda
Morales, Boost Mobile,
China Wok, The Vape Shop,
Big Red Liquors, Royal
Laundromat, Native Bread,
Kip's Pub, Tacos Toluca,
Pisco Mar & More

NEW ROUNDABOUT

CIRCLE K

FUTURE RETAIL

**COMMON
AREA**

BUILDINGS B & C
9,374± SF & 9,412± SF

BUILDING A
12,853± SF

FOR LEASE

1,200± SF UP TO 10,000± SF RETAIL SPACE

Indianapolis, IN
Marion County



BLDG A | MULTI-TENANT BUILDING WITH DRIVE-THRU



BLDGs B & C | MULTI-TENANT BUILDINGS WITH DRIVE-THRU

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PROPERTY FEATURES:

- **FOR LEASE OR BTS OPPORTUNITY: 1,200± SF up to 10,000± SF retail space** sitting at the entrance to River Place, with over 450 households made up of single family townhomes (by Pulte) and multi-family units (by CRG) adjacent to the planned 120 Acre Fishers White River Park with canoe launch, fishing access, hiking/bike trails and adventure course.
- 3-way liquor license available
- Pre-leasing with construction underway soon
- River Place Retail will serve the 96th Street/Allisonville Road corridors connecting Fishers, Carmel, and Indianapolis.
- Current traffic counts in excess of 32,130 AADT.
- New roundabout and intersection improvements at 96th & Allisonville Road are complete; improving access, visibility and overall traffic flow.
- 381 new multi-family luxury market rate apartments by CRG in addition to 81 units of townhomes by Pulte
- Fishers White River Park opening summer 2025

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	15 MIN DT
 EST POPULATION 2025	7,506	57,416	168,569	244,126
 ADJ DAYTIME DEMOS (AGE 16+)	4,229	87,098	187,636	248,340
 PROJ ANNUAL GROWTH (2025-2030)	-0.7%	-0.2%	0.1%	0.2%
 EST HOUSEHOLDS 2025	3,905	27,307	74,768	105,940
 AVG HH INCOME 2025	\$89,637	\$117,255	\$135,389	\$139,391
 MEDIAN AGE	34.1	38.7	39.3	38.3
 COLLEGE DEGREE (BACHELOR OR HIGHER)	53.0%	58.5%	62.1%	61.8%



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BUILDING A | SOUTHWEST VIEW



BUILDING A | SOUTHEAST VIEW



BUILDING A | NORTHEAST VIEW



proposed elevations; subject to change



BUILDING B & C | WEST VIEW WITH DRIVE-THRU



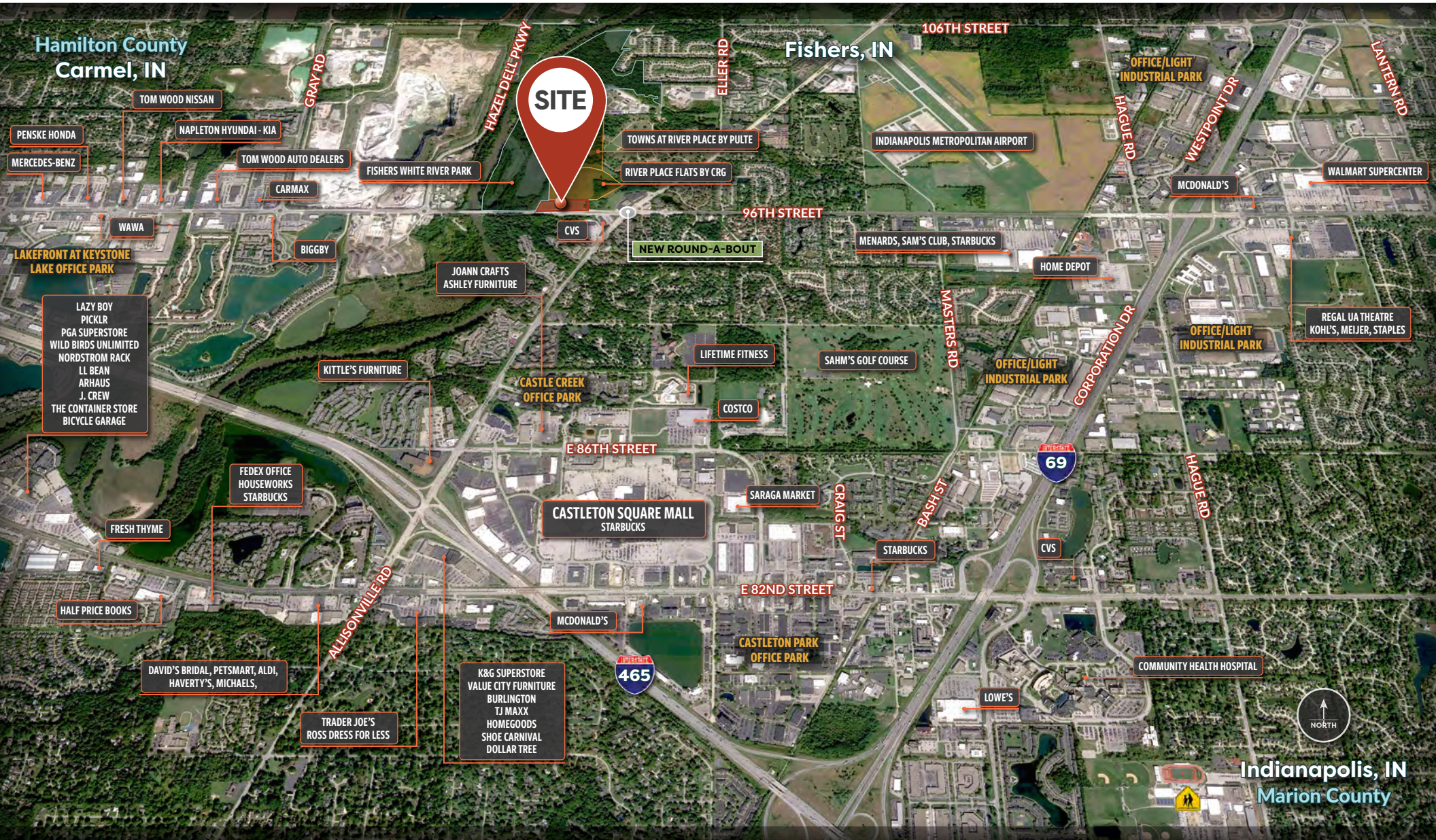
BUILDING B & C | SOUTHWEST (BACK) VIEW



BUILDING B & C | SOUTH VIEW AT COURTYARD

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