

# FOR SALE OR GROUND LEASE

## 1.06± ACRE LAST AVAILABLE PARCEL

SWC of SR 238 & I-69 • Fishers, IN (Hamilton County)



**1.06± ACRES LAST PARCEL**  
AVAILABLE FOR SALE OR GROUND LEASE  
I-69 FRONTAGE & SIGNAGE  
COMBINED TRAFFIC COUNTS: 112,917 ADT

**1.06± ACRES  
LAST AVAILABLE  
PARCEL**

**jiffylube**  
COMING  
SOON

**prime  
CAR WASH**  
COMING  
SOON

Ohio Road **16,553 ADT**

**19,670 ADT**

**Southeastern Pkwy**

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The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price.

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**MARKETPLACE AT SAXONY**  
(under development)  
Michael's, Marshalls, Burlington, Petco, PartyCity, Kirkland's, Five Below, and more

**HAMILTON TOWN CENTER:**  
Cabela's, JC Penney, Duluth Trading Co, Dick's, Stein Mart, Earth Fare, Old Navy, Bed Bath & Beyond, DSW, White House Black Market, Chico's, Loft, Ulta, Goodrich Theatres+IMAX, Chuy's, Red Robin, Tucanos Brazilian Grill, Five Guys, McAlister's Deli, and more

**1.06± ACRES**  
LAST AVAILABLE PARCEL

**NOW OPEN: EMBASSY SUITES**  
CONFERENCE CENTER  
198 Rooms/60,000± SF Conference/Convention Space

**PROPOSED**  
Henke Gatewood Development  
800 Acres Mixed-Use

Perkins, CVS, Firestone, Chase, BMO Harris, McDonald's, Olive Garden, Panda Express

Starbucks, Potbelly Sandwich, Sports Clips, BJ's Brewhouse

MedScript

Helmer Scientific

Ruoff Home Mortgage Music Center

KOTO Japanese Steakhouse

Cambria Hotel

Shell, Crew Carwash, Chick-fil-A, Famous Dave's, Aspen Creek Grill

BorgWarner

St. Vincent Fishers Hospital

IU Health Saxony Hospital

Holiday Inn Express & Suites

Culver's

Wendy's, Taco Bell, DQ, Starbucks, Arby's, Subway, Ricker's BP

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### Property Features:

- 1.06± LAST AVAILABLE PARCEL // FOR SALE OR GROUND LEASE
- I-69 FRONTAGE AND SIGNAGE (WITH APPROVAL)
- Regional retail/hotel/medical development site
- Interstate site by Simon Property Group's Hamilton Town Center
- Zoned retail with all available utilities
- Area anchor tenants include: Cabela's, Duluth Trading Co, JCPenney, Dick's, Bed Bath & Beyond, Steinmart, Imax Theatre, (Marshalls, Michael's, Burlington, coming soon)
- Area restaurants: Chuy's, Olive Garden, BJ's, Panera, Aspen Creek Grill, Tucanos Brazilian Grill, Red Robin and more
- Area hospitality: Holiday Inn Express, Cambria Suites, and Embassy Suites Conference Center (198 Rooms/60,000± SF Conference Space)
- Area amenities include: Ruoff Home Mortgage Music Center, IU Health Saxony Hospital, St. Vincent Fishers Hospital, Finch Creek Fieldhouse

### Demographics

	1 MILE	3 MILE	5 MILE
Est. Population 2017	3,390	38,191	90,816
Proj. Annual Growth	2.0%	2.1%	1.9%
Est. Households 2017	1,177	13,313	31,856
Est. Avg. HH Income 2017	\$122,705	\$116,997	\$121,999
Avg. Family Income	\$139,805	\$132,351	\$137,204
Median Age	32.0	32.3	33.1
College Degree + (Bachelor or Higher)	65%	59.2%	58.2%



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