



iMyrehab
PHYSICAL THERAPY

FANCY NAILS

Fishers Marketplace

13180 Market Square Drive
Fishers IN 46038

 **Dahlem**

HIGHLIGHTS

- 45,000 VPD on SR 37
- Located in a WalMart Anchored Mixed-Use Development
- Excellent Visibility & Access
- City of Fishers Recognized #1 on MONEY Magazine's 2017 Best Places to Live
- City of Fishers Recognized as One of the Fastest Growing Communities in Indiana



Suite	Square Feet	Rent Per SF (Annual)	Lease Type
101	1,258	\$28	NNN
103	1,587	\$28	NNN



POPULATION

1 MILE	3 MILE	5 MILE
10,447	72,456	158,625



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
\$102,858	\$120,577	\$126,001



NUMBER OF HOUSEHOLDS

1 MILE	3 MILE	5 MILE
4,027	26,545	57,851

E 146TH ST



HARRISON PARKWAY ELEMENTARY SCHOOL

37



TOYOTA



CONNER PRAIRIE INTERACTIVE HISTORY PARK



HAMILTON SOUTHEASTERN SCHOOLS

FISHERS JUNIOR HIGH SCHOOL



FISHERS HIGH SCHOOL

Prairie View Country Club

ALLISONVILLE RD



Andy Mohr BUICK GMC



River Glen Country Club



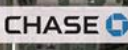
Andy Mohr BUICK GMC



ROY G. HOLLAND MEMORIAL PARK



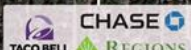
DOLLAR GENERAL



E 116TH ST

69

E 116TH ST



FISHERS ELEMENTARY SCHOOL



THE YARD AT FISHERS DISTRICT 252 LUXURY UNITS/RETAIL/OFFICE/HOSPITALITY





SUITE	TENANT	SF	SUITE	TENANT	SF
OL5 100N	HIRO HIBACHI	2,810	OL5 103S	AVAILABLE	1,587
OL5 100S	IVY REHAB	3,160	OL4 101	WILD EGGS	4,200
OL5 101S	AVAILABLE	1,258	OL4 102	F45	2,975
OL5 102N	CHICAGO'S PIZZA	5,018	OL4 103	SOLIDCORE	2,059
OL5 102S	FANCY NAILS II	1,799	OL4 105	JIMMY JOHN'S	1,820
	TOTAL	26,686			



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,715	33,842	82,003
2010 Population	9,470	57,405	130,795
2019 Population	10,447	72,456	158,625
2024 Population	11,905	81,690	176,580
2019-2024: Population: Growth Rate	13.25 %	12.15 %	10.85 %

2019 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	108	517	1,577
\$15,000-\$24,999	94	690	1,871
\$25,000-\$34,999	218	1,248	2,839
\$35,000-\$49,999	464	2,589	5,231
\$50,000-\$74,999	821	4,294	9,021
\$75,000-\$99,999	764	4,741	9,270
\$100,000-\$149,999	842	5,515	11,565
\$150,000-\$199,999	431	3,747	8,033
\$200,000 or greater	284	3,205	8,445
Median HH Income	\$83,103	\$94,561	\$96,926
Average HH Income	\$102,858	\$120,577	\$126,001

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,777	13,321	32,136
2010 Total Households	3,577	20,965	47,983
2019 Total Households	4,027	26,545	57,851
2024 Total Households	4,623	29,997	64,290
2019 Average Household Size	2.59	2.73	2.74
2000 Owner Occupied Housing	1,940	9,933	24,815
2000 Renter Occupied Housing	560	2,305	5,430
2019 Owner Occupied Housing	2,626	20,007	45,060
2019 Renter Occupied Housing	1,401	6,538	12,792
2019 Vacant Housing	274	1,957	4,288
2019 Total Housing	4,301	28,502	62,139
2024 Owner Occupied Housing	2,939	22,686	50,501
2024 Renter Occupied Housing	1,684	7,311	13,789
2024 Vacant Housing	289	2,246	4,827
2024 Total Housing	4,912	32,243	69,117
2019-2024: Households: Growth Rate	14.00 %	12.40 %	10.65 %

Fishers Marketplace

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The information contained herein is not a substitute for a thorough due diligence investigation. Dahlem has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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