

North By Northeast I & II

Fishers, IN

1,440 SF Suite

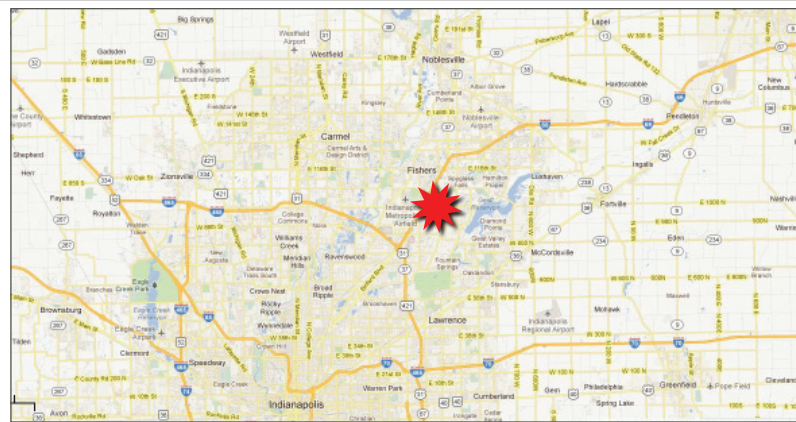
Take advantage of the great visibility this corner location offers!

8210 & 8350 E 96th St, Fishers, IN 46037



Property Highlights:

- Situated as outlots to Wal-Mart Supercenter
- Multiple access points from E 96th St and Kincaid Dr
- Great visibility with exposure to over 50,000 vehicles per day
- Strong daytime population and affluent demographic
- Excellent trade area with national retailers that include Meijer, Wal-Mart, Marsh, Kohl's, Fry's, Staples, and more



Demographics	1 mile	3 mile	5 mile
Estimated Population	5,098	62,844	160,802
Est. Avg. HH Income	\$94,369	\$96,606	\$110,392



VERITAS REALTY

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North By Northeast I & II

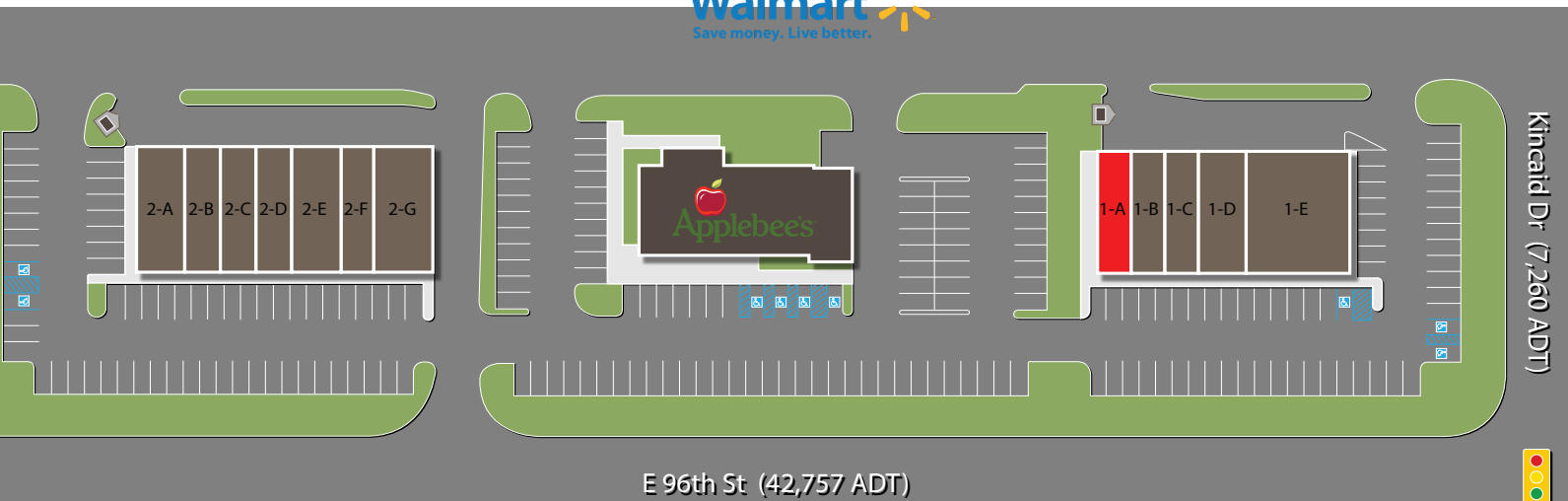
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North By Northeast II			North By Northeast I		
Suite	Tenant	Size	Suite	Tenant	Size
2-A	T-Mobile	1,800 SF	1-A	AVAILABLE	1,440 SF
2-B	Elegant Nails	1,440 SF	1-B	Yats	1,440 SF
2-C	Bob's Master Safe & Lock	1,440 SF	1-C	Sally Beauty	1,440 SF
2-D	EB Games	1,440 SF	1-D	Cellular Connection (Verizon Wireless)	1,936 SF
2-E	Qdoba Mexican Grill	2,160 SF	1-E	21st Amendment	4,075 SF
2-F	Smoothie King	1,440 SF			
2-G	Jimmy John's	2,520 SF			
Total GLA		12,240 SF	Total GLA		10,331 SF



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