

Windermere Shoppes

Premier Fishers Retail Center

Just Listed
For Sale

10560-10580 E 96th St, Fishers, IN 46038

Purchase Price
\$5,350,000 (\$212.96 psf)

Cap. Rate
7.7%

NOI (2016)
\$397,000
As Is Occupancy 93.6%
Potential NOI \$436,300 if fully occupied

Tenants
CVS with drive thru
Dairy Queen with drive thru
Porter Paints
C.H. Heroes Family Pub
Kim Cleaners
Thai Chan Restaurant
Papa John's

Building Size/Lot
25,122 SF / ~ 3.5 acres
138 parking spaces

Built in 1997

Address
10560-10580 E 96th St
Fishers, IN 46038

Zoning
C-3 Neighborhood Commercial



Demographics	1 mile	3 mile	5 mile
Estimated Population	7,709	61,411	164,778
Est. Households	2,611	22,073	61,838
Est. Avg. HH Income	\$149,253	\$121,671	\$105,560
Avg. Daily Traffic - E 96th St	21,310		
Avg. Daily Traffic - Mollenkopf Rd	5,585		



For more information contact:

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