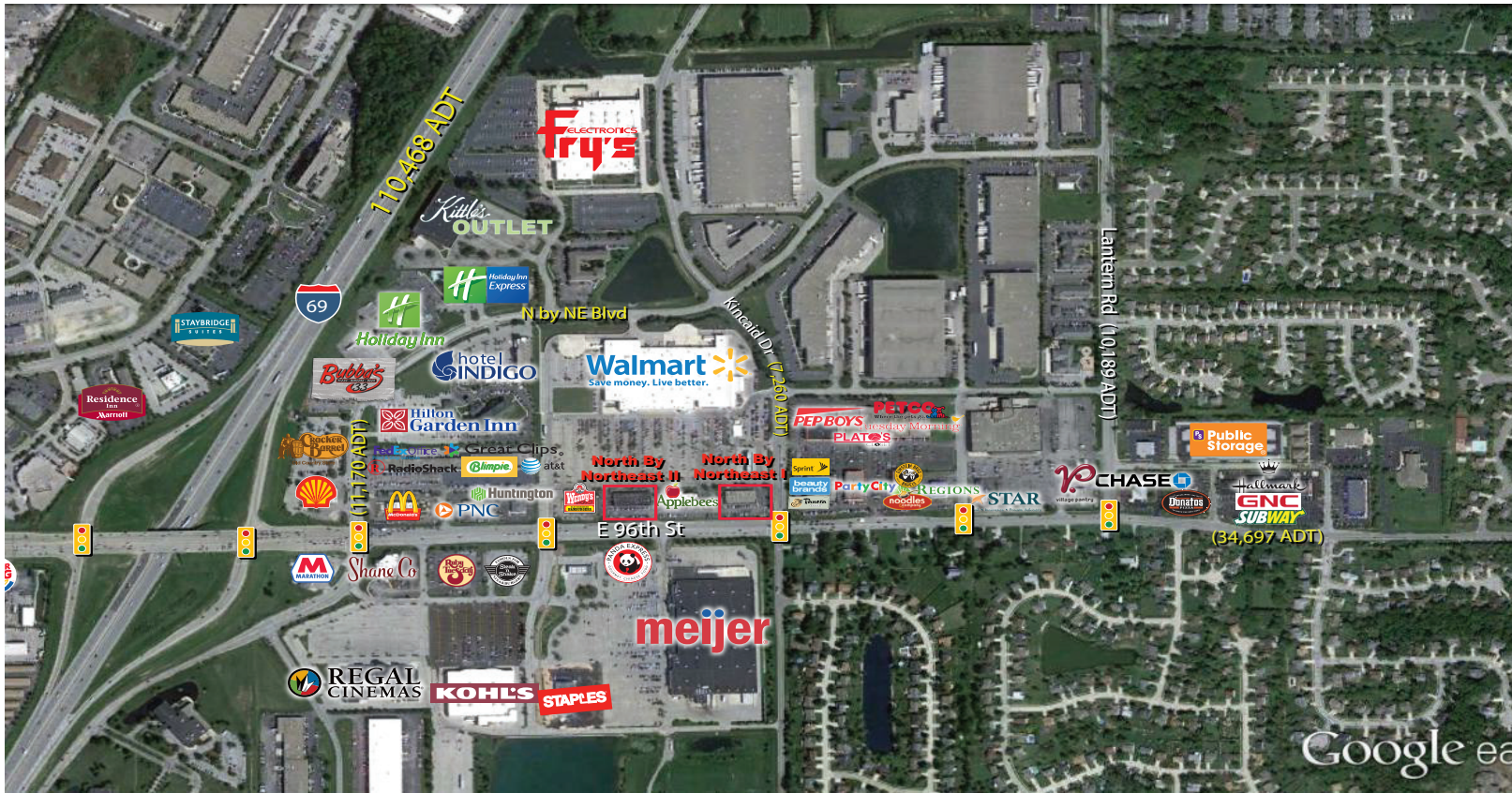


# North By Northeast I & II

## 1,440 SF Available

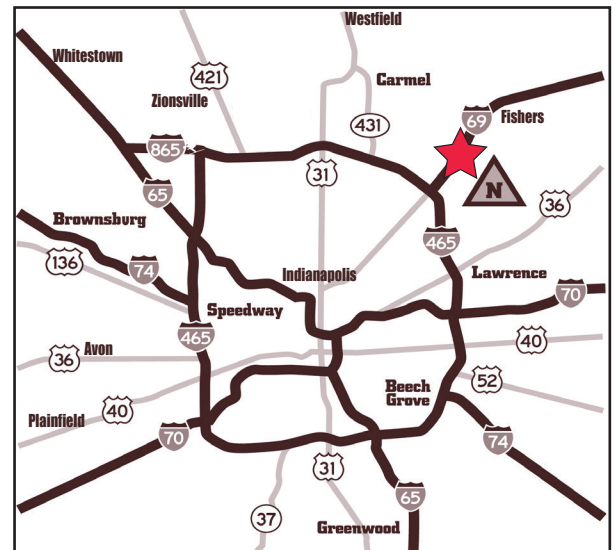
Fishers, IN

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, Kohl's, Fry's, Staples, and more



| Demographics         | 1 mile    | 3 mile    | 5 mile    |
|----------------------|-----------|-----------|-----------|
| Estimated Population | 4,683     | 64,402    | 171,913   |
| Est. Avg. HH Income  | \$100,979 | \$102,807 | \$115,726 |

FOR MORE INFORMATION Paul Rogozinski

PLEASE CONTACT: T: 317-789-8164

E: PRogozinski@VeritasRealty.com

Andrew Demaree

T: 317-472-1800

E: ADemaree@VeritasRealty.com



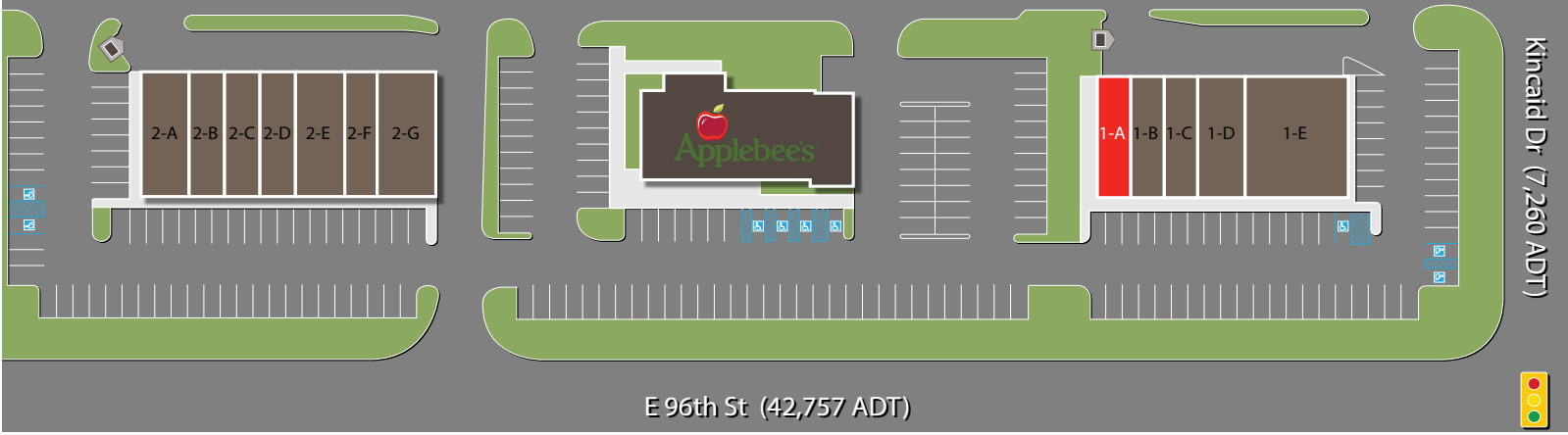
# North By Northeast I & II

## 1,440 SF Available

Fishers, IN

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

| North By Northeast II |                          |                  | North By Northeast I |  |                  |
|-----------------------|--------------------------|------------------|----------------------|--|------------------|
| Suite                 | Tenant                   | Size             | Suite                | Tenant                                 | Size             |
| 2-A                   | T-Mobile                 | 1,800 SF         | 1-A                  | <b>AVAILABLE</b>                       | <b>1,440 SF</b>  |
| 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         |                      |  |                  |
| <b>Total GLA</b>      |                          | <b>12,240 SF</b> | <b>Total GLA</b>     |  | <b>10,331 SF</b> |



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