NORTH by NORTHEAST I & II

1,936 SF Available for Lease | FISHERS, IN

VERITAS REALTY



FOR LEASE

8358 E 96th Street, Fishers, IN 46037

CONTACT: **Paul Rogozinski**

E: PRogozinski@VeritasRealty.com

T: 317-789-8164

www.VeritasRealty.com

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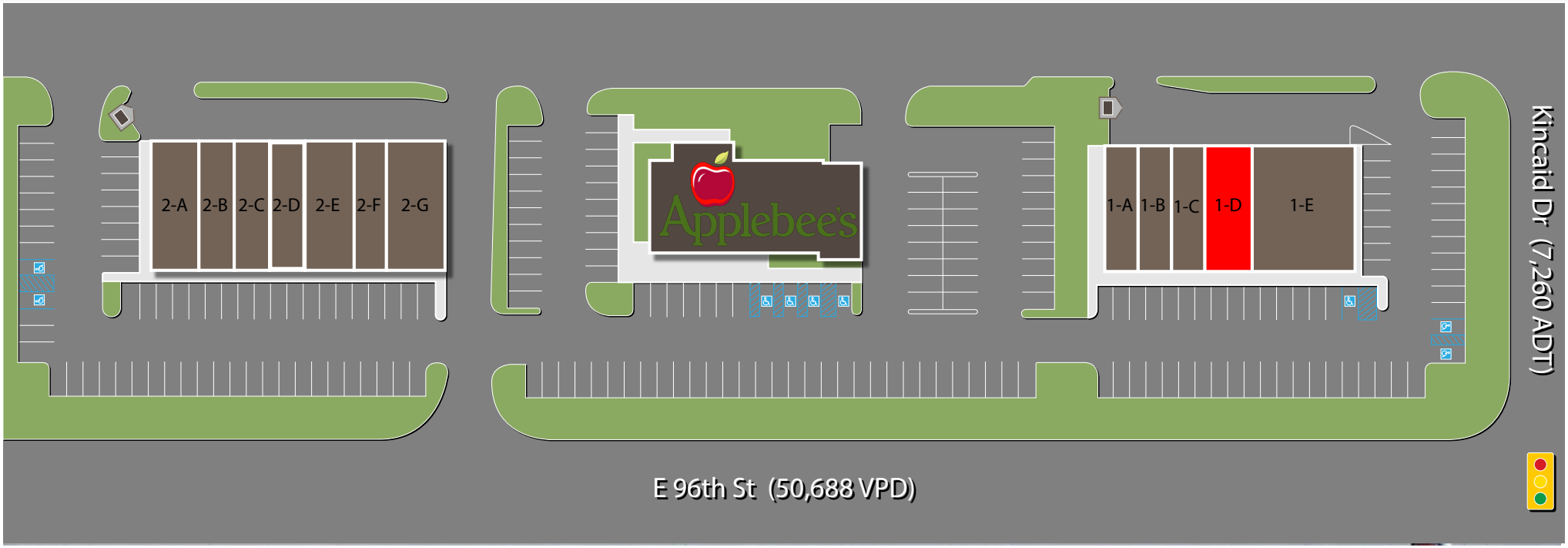
SITE PLAN



	NORTH BY NORTHEAST II	
SUITE	TENANT	SIZE
2-A	T-Mobile	1,800 SF
2-B	Elegant Nails	1,440 SF
2-C	Eyemart Express	1,440 SF
2-D	Eyemart Express	1,440 SF
2-E	Qdoba Mexican Grill	2,160 SF
2-F	Smoothie King	1,440 SF
2-G	Jimmy Johns	2,520 SF
	TOTAL	**12,240 SF**

	NORTH BY NORTHEAST I	
SUITE	TENANT	SIZE
1-A	Sushi Eight	1,440 SF
1-B	Yats	1,440 SF
1-C	Sports Clips	1,440 SF
1-D	**AVAILABLE**	**1,936 SF**
1-E	21st Amendment	4,075 SF
	TOTAL	**10,331 SF**

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PROPERTY OVERVIEW







PROPERTY HIGHLIGHTS:

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

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	7 MILE
Population:	4,597	61,460	163,124	348,704
Households:	2,072	27,927	68,832	143,567
Daytime Pop:	14,131	67,693	151,608	266,904
Avg. HH Income:	$137,326	$130,403	$147,402	$140,965

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