

I-69 @ 116TH STREET | FISHERS, INDIANA 46037



THE
YARD
AT FISHERS DISTRICT

PRIME SPACE FOR LEASE



PROPERTY HIGHLIGHTS



IRREPLACEABLE LOCATION

- Fishers District consists of a unique retail experience with curated local, regional, and an expansive trade area
- Next to IKEA, TopGolf and Kroger



DOMINANT RETAIL CORRIDOR

- Fishers District is next to IKEA and TopGolf
- Fishers District maintains an ideal mix of national credit and highly successful local operators, an ideal balance that services a trade area of more than 10 miles.
- Indy Fuel Hockey Arena seating 8,500 coming in 2025.



OUTSTANDING LOCATION & ACCESS

- Easy access to 116th Street exit on I-69: 56,000 VPD
- Nearby intersection of 116th and IKEA Way: 33,000 VPD
- Key intersection into the heart of Fishers.



DENSE & AFFLUENT SUBMARKET

- \$114,724 Average HH Income
- \$296,042 Average Home Value
- Fishers, IN population growth of 135% since 2000



IDEAL LAYOUT AND EXPERIENCE

- Designed to be walkable and provide easy access with a vehicle
- On-street parking, plus additional garage parking for tenants and customers with 816 designated retail parking spaces (inclusive of the ground floor of the garage)



FISHERS DISTRICT: A PILLAR OF THE COMMUNITY

- High-Profile asset with strong local support from consumers and tenants
- Outdoor events & activities during all four Seasons attract customers throughout the year

FISHERS DISTRICT IS THE PREMIER SHOPPING & ENTERTAINMENT DESTINATION IN HAMILTON COUNTY



FISHERS DISTRICT RETAIL METRICS

VISITS
2M

VISITORS
649.3K

VISIT FREQUENCY
3.11

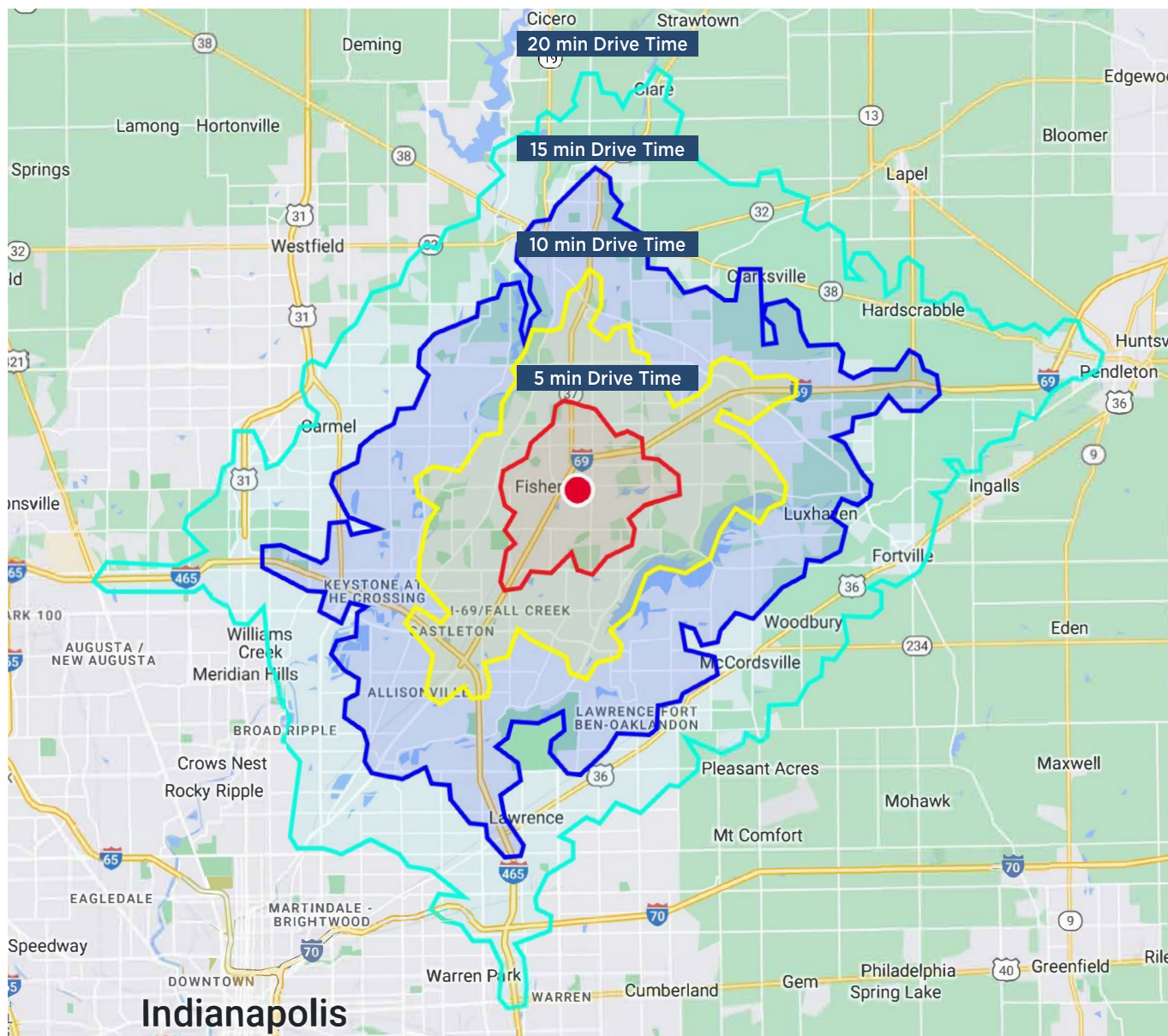
AVG. DWELL TIME
115 MIN

11549 YARD ST FISHERS, IN 46037	5 MIN DRIVE TIME		10 MIN DRIVE TIME		15 MIN DRIVE TIME		20 MIN DRIVE TIME	
Population								
Estimated Population (2022)	29,997		109,000		235,088		386,905	
Projected Annual Growth (2022-2027)	2,115	1.4%	7,949	1.5%	15,816	1.3%	23,268	1.2%
Median Household Income								
Estimated Median Household Income (2022)	\$100,476		\$99,531		\$99,199		\$92,122	
Projected Median Household Income (2027)	\$117,933		\$119,549		\$119,370		\$111,007	



FISHERS DISTRICT DRIVE TIME MAP

DRIVE TIME MAP



SITE PLAN

TENANT SNAPSHOT

TENANT SUITE	NO.	SIZE /SF
Shake Shack	P1	3,500
Jinya Ramen Bar	P3-310	2,800
sweetgreen	P3-315	2,204
Cell Phone Repair	P3-320	1,104
Restore Wellness	P3-330	2,184
Available	P4-410	1,018
Naturely CBD	P4-420	1,024
PetPeople	P4-430	3,710
Crown Nail & Lounge	P4-440	2,148
BIBIBOP Asian Grill	P4-450	2,600
Athletic Annex	P5-500	2,738
Sharper Surgery-Spa-Salt Lounge	P5-510	1,778
The Hot Room Yoga	P5-520	2,807
Verizon Wireless	P6-610	2,400
Tropical Smoothie Café	P6-620	1,805
Available	P6-630	1,980
Chicken Salad Chick	P6-640	2,600
Massage Heights	P7-710	2,800
Engel & Volkers	P7-720	1,820
Blue Peppermint Boutique	P7-730	1,225
Rise n Roll Bakery	P7-740	1,400
RIZE Restaurant	P7-760	3,883
Available	P8-810	4,000
Slapfish	P8-820	2,800
Peace Water Winery	P8-830	2,010
Nicey Treat	P8-840	913
Kiss Kiss Bang Bang Salon	P8-860	1,883
Kincaid's Meat Market	P8-870	3,002
101 Beer Kitchen	P9-910	4,354
Sangiovese Ristorante	P9-920	3,800
Havana Cigar Lounge	P11-111	4,371
1933 Lounge by St. Elmo	P11-112	5,000
Test Kitchen	P12-121	3,000
Sun King Brewing	P12-122	13,525

Total: 98,186 /100%
Occupied: 98,186 /100%
Vacant: 0%

NOTE:
 New Tenant spaces at Lease.





INDY FUEL ARENA

300+ TOWNHOMES

THE MARK
AT FISHERS DISTRICT

HYATT PLACE
HYATT house

1933 LOUNGE
BY ST. ELMO

HAVANA
Cigar Lounge

101 BEER KITCHEN {RIZE}
SANGIOVESE RISTORANTE
Bakery
ENGEL & VÖLKERS
MASSAGE HEIGHTS

IKEA

SUN KING TEST KITCHEN
FISHERS
AT THE TURN AT FISHERS MARKET

verizon tropical CAFE

SANGRITA athletic annex
Kiss Bang Kiss Bang
SHARPER
restore
KINCAID'S MEAT MARKET
PEACE WATER WINERY
PetPeople
Niecey
CELL PHONE REPAIR
BIBIBOP asian grill
CROWN NAIL & Lounge

AVAILABLE

HC
TAVERN + KITCHEN

SHAKE SHACK

116TH STREET (33,285 VPD)

IKEA WAY

DEMOGRAPHICS	5 MIN DRIVE TIME	10 MIN DRIVE TIME	15 MIN DRIVE TIME	20 MIN DRIVE TIME
Total Population	29,997	109,000	235,088	386,905
Total Households	11,949	41,759	91,405	152,471
Average Household Income	\$114,724	\$123,247	\$118,483	\$111,679
Employees	24,078	66,007	134,287	213,471
Population Projection 2022 - 2027	1.4%	1.5%	1.3%	1.2%



INDY FUEL ARENA
COMING IN 2025

HYATT
PLACE

HYATT
house

AVAILABLE
P6-630

THE
MARK
AT FISHERS DISTRICT

THE
YARD
AT FISHERS DISTRICT

Kroger
0.5 Mile

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THE
YARD
AT FISHERS DISTRICT

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Leasing Contact

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**CUSHMAN &
WAKEFIELD**