

PRIME DEVELOPMENT OPPORTUNITY!

I-69 & 136TH STREET

FISHERS, IN

E 146th St

SITE
1,800 Feet Linear Frontage

Targeted INDOT Interchange -
Cyntheanne Road & I-69

65,415 AADT

Hamilton Town Center

St. Vincent Medical Campus

Abbott Commons
(346 Units)

E 136th St

E 136th St

IU Health Campus

HyVee
EMPLOYEE OWNED
Coming Soon

Silverton
(109 Units)

Hunters Run
(786 Units)

Cyntheanne
Woods
(61 Units)

Barrington
(52 Units)

Britton Falls
(1,637 Units)

Avalon
(1,214 Units)

126th St

Hamilton Southeastern High School

Hamilton Southeastern Junior High School

126th St

Thorpe Creek
(967 Units)

Piper Glen
(186 Units)

Royalton
(365 Units)

The Cove
(151 Units)

meijer

E 116th St

 **CUSHMAN &
WAKEFIELD**

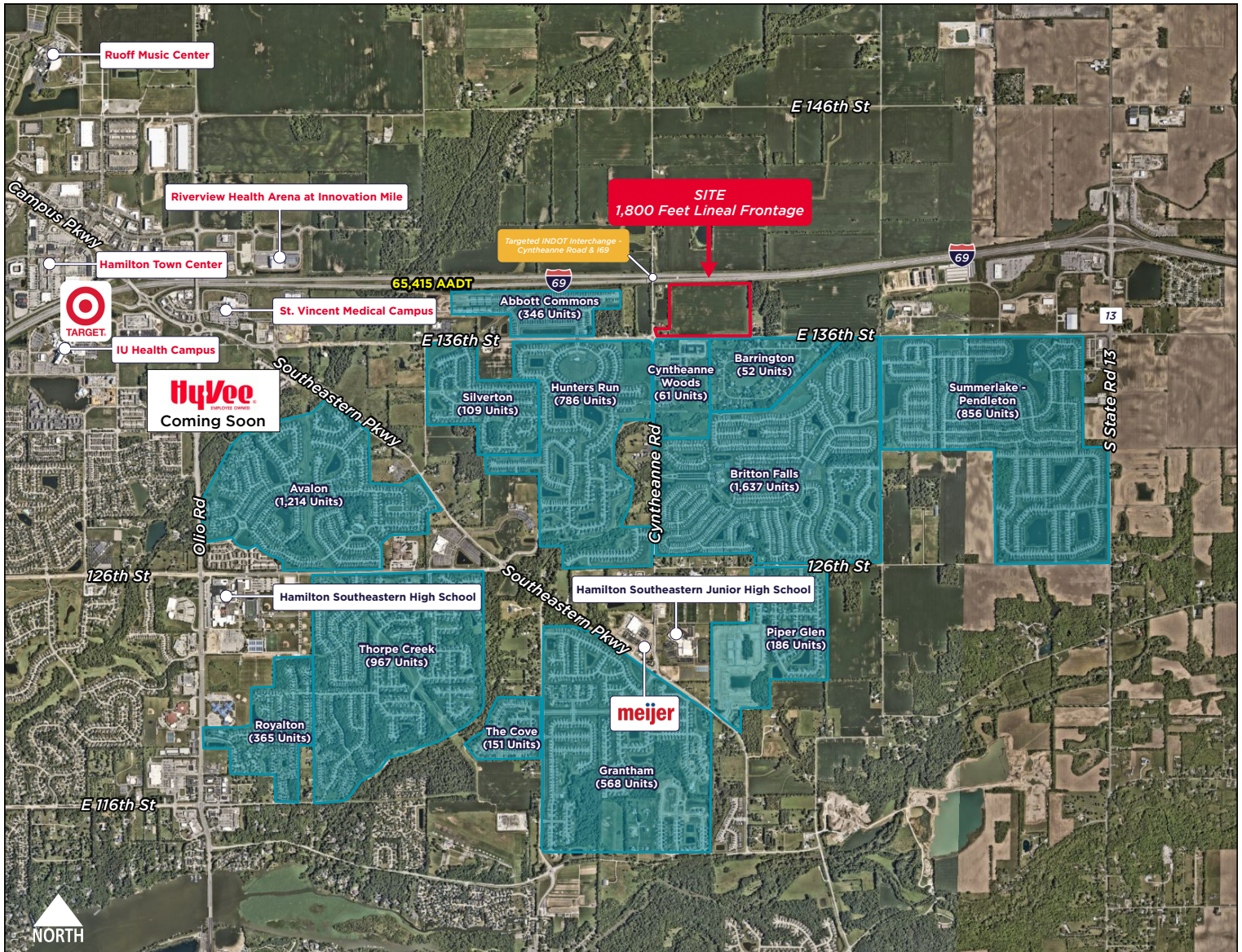
PROPERTY HIGHLIGHTS

- 55+/- acres located at I-69 & 136th Street
- Incredible opportunity for development
- 1,800+ lineal feet of I-69 frontage and incredible visibility
- Surrounded by dense single-family housing
- Fishers zoning allows office/medical/retail uses
- Utilities available to site
- ***Ideal corporate campus/mixed-use site***

PRIME DEVELOPMENT SITE

FISHERS, IN

Surrounding Housing and Development



Amenities Aerial



PRIME DEVELOPMENT SITE

FISHERS, IN

- #2 City to Live (US News & World 2026-2027)
- Award winning Hamilton Southeastern Schools
- I-69 connectivity & enhanced improvements
- High profile retail: Top Golf, IKEA, Fishers District
- Explosive growth: Innovation Mile District, Fishers Event Center & Indy Ignite Sports Facility



Fishers, IN Demographics

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Population	26,249	82,027
Households	9,209	28,818
Average Age	38.80	36.80
Average HH Income	\$180,084	\$173,657
Daytime Employees	13,731	32,177
Projected Population Growth	2.5%	2.0%
Projected Household Growth	2.7%	2.2%

JD Finish Line recently announced their relocation to Fishers for its North America Headquarters in a 400,000 square foot facility, which will employ approximately 650 people. This will be a master development by Buckingham Companies and will add Indy Ignite's Headquarters and multi-family units in the Fishers District.



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