

GEIST SHOPPES

10468 Olio Rd., Fishers, IN 46040

FOR LEASE



PROPERTY HIGHLIGHTS

- Very strong demographics, serving affluent Geist & Fishers area
- End Cap available
- Join FORUM Credit Union, Yoga Six & Alloy Personal Training
- Construction is completed
- Parking ratio at 5.17 spaces per 1,000 sf

VIDEO

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	3,300 SF
Lot Size:	1.5 Acres
Building Size:	10,000 SF

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 200	Available	3,300 SF	NNN	Negotiable	-
Suite 300	-	1,400 - 1,900 SF	NNN	Negotiable	Inline space

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PROPERTY DESCRIPTION

Outlot available for Lease - Join FORUM Credit Union, Yoga Six, & Alloy Personal Training. New construction completed. Broker incentives available for leasing the remaining endcap. Outlot/strip center facing Olio Road at a newly improved intersection with 104th Street. Excellent location, growth area serving affluent Fishers & Geist populations. Fantastic demographics!

LOCATION DESCRIPTION

Discover the vibrant community surrounding the area of Geist Shoppes in Fishers, IN. Nestled within the celebrated Fishers & Geist market, this prime location offers unparalleled exposure to the thriving retail scene. Enjoy close proximity to popular attractions such as Geist Reservoir, providing a nice backdrop for leisurely strolls & water-based activities. With a strong residential presence & ample foot traffic, the area presents an enticing opportunity for Retail/Strip Center tenants looking to capitalize on the dynamic energy & affluent demographics of Fishers & Geist.

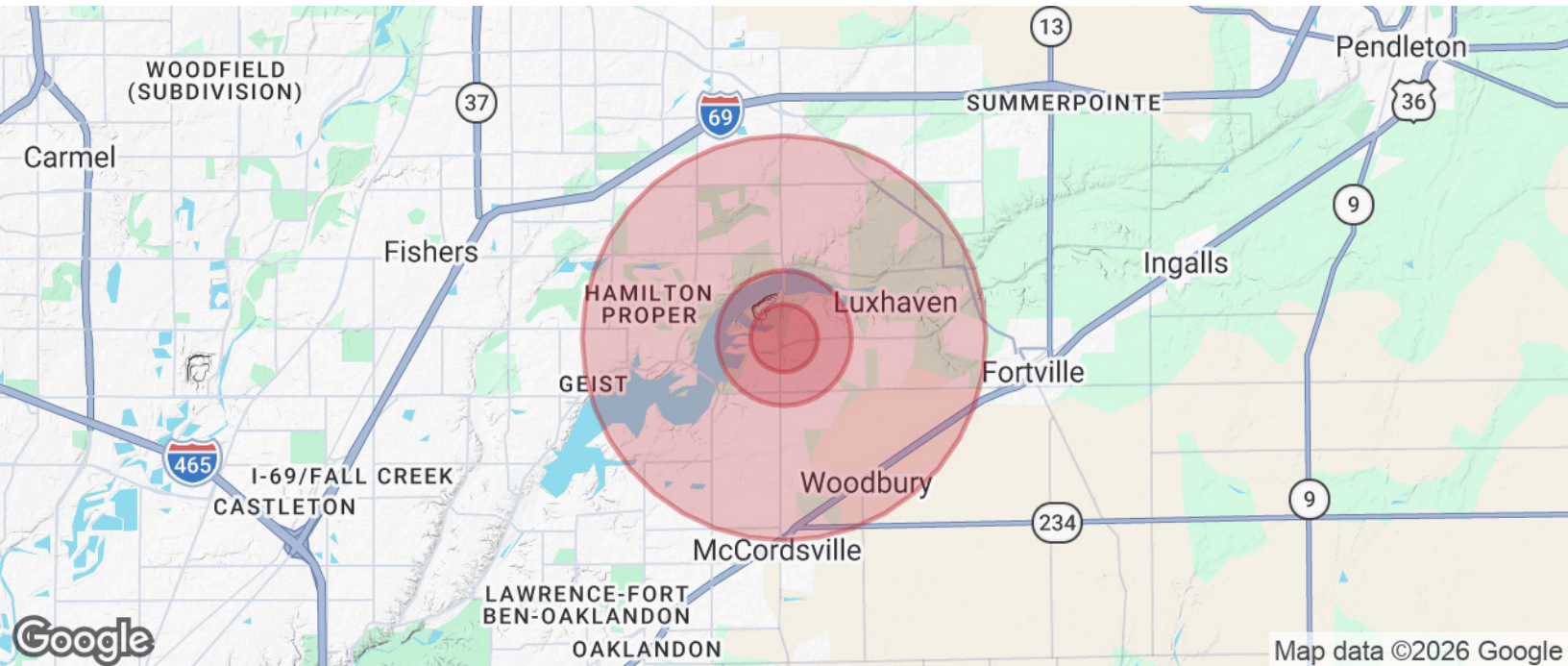
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POPULATION	0.5 MILES	1 MILE	3 MILES
Total Population	2,207	7,571	55,121
Average Age	35	35	36
Average Age (Male)	35	35	36
Average Age (Female)	36	36	37

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	3 MILES
Total Households	680	2,332	17,735
# of Persons per HH	3.2	3.2	3.1
Average HH Income	\$252,657	\$259,784	\$206,007
Average House Value	\$634,343	\$617,537	\$527,249

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