



AVAILABLE SF
6,800 SF

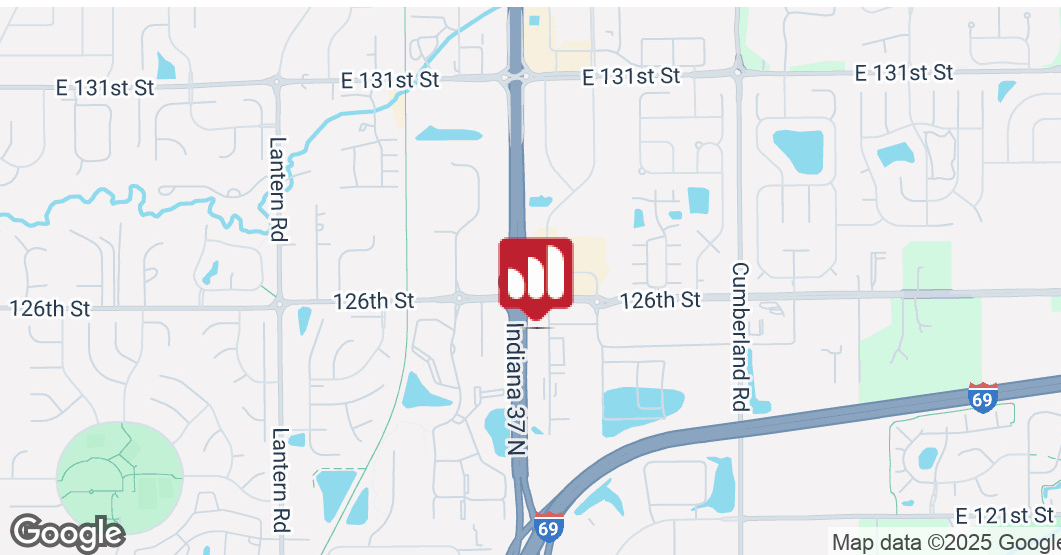
LEASE RATE
\$32.00 SF/YR (NNN)

PROPERTY HIGHLIGHTS

- Stand-alone retail building for lease
- High visibility off of SR 37
- SE corner of 126th & Reynolds Drive
- Only 1 mile from I-69
- Easy access

FOR LEASE

**12514
REYNOLDS DR.**
Fishers, IN 46038



PETE ALVEAL

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12514 REYNOLDS DR

Fishers, IN 46038

FOR LEASE



PROPERTY DESCRIPTION

Discover an exceptional leasing opportunity at this prime property situated in Fishers, IN. Enjoy high visibility from SR 37, ensuring prominent exposure for your business. With its strategic location just 1 mile from I-69, this property offers unparalleled accessibility for both tenants & clients. Whether you're seeking a bustling retail space or a well-appointed office, the property's advantageous position & visibility make it an ideal choice. Leverage the convenience & exposure of this sought-after location to elevate your business to new heights.

LOCATION DESCRIPTION

Situated in the thriving city of Fishers, IN, this location provides a vibrant backdrop for your business endeavors. With visibility from State Road 37, this stand-alone retail building is sure to be seen. This area is filled with amenities, & is also known for its beautiful green spaces & recreational facilities. The property's convenient access to major roadways, such as I-69, ensures your employees & customers can easily navigate the region. Surround your business with the energy of this dynamic community at this prime location in Fishers.

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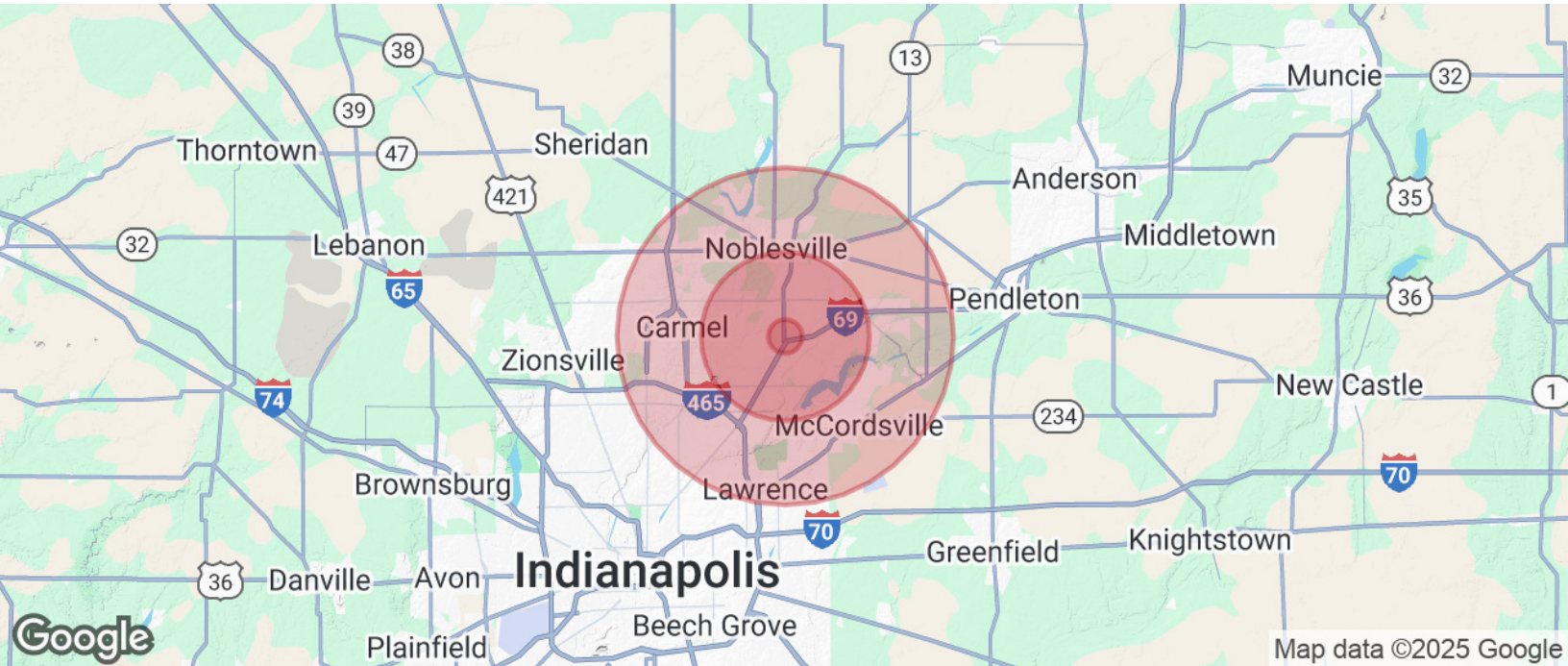
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	8,037	175,624	467,812
Average Age	36	38	39
Average Age (Male)	36	37	38
Average Age (Female)	37	39	40

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,373	65,667	184,641
# of Persons per HH	2.4	2.7	2.5
Average HH Income	\$131,612	\$155,060	\$137,995
Average House Value	\$324,232	\$422,617	\$405,858

Demographics data derived from AlphaMap

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