

For Lease

Newly Completed Retail Development



13682 Bent Grass Ln

Fishers, IN, 46038

Newly completed retail development located in Fishers, Indiana. The property offers excellent visibility from US-37, which experiences approximately 45,000 vehicles per day. The building's floor plan is designed for flexibility, allowing it to accommodate a variety of tenant size requirements. In addition, the property includes an available $\pm 2,747$ SF end-cap drive-thru space. Several surrounding businesses report strong sales performance, with some ranking in the top 50–60% statewide.

Highlights

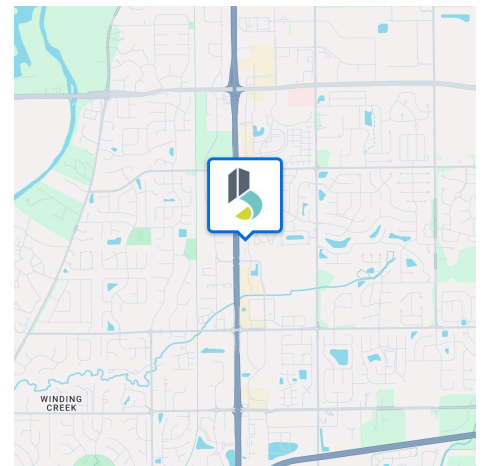
- Flexible floor plan designed to accommodate a wide range of tenant size requirements
- Available $\pm 2,747$ SF end-cap drive through space
- High visibility from US-37 which receives $\pm 45,000$ AADT
- Dual signage permitted along US-37 and Bent Grass Lane

Lease Rate

Contact Broker

Size

14,889 sqft



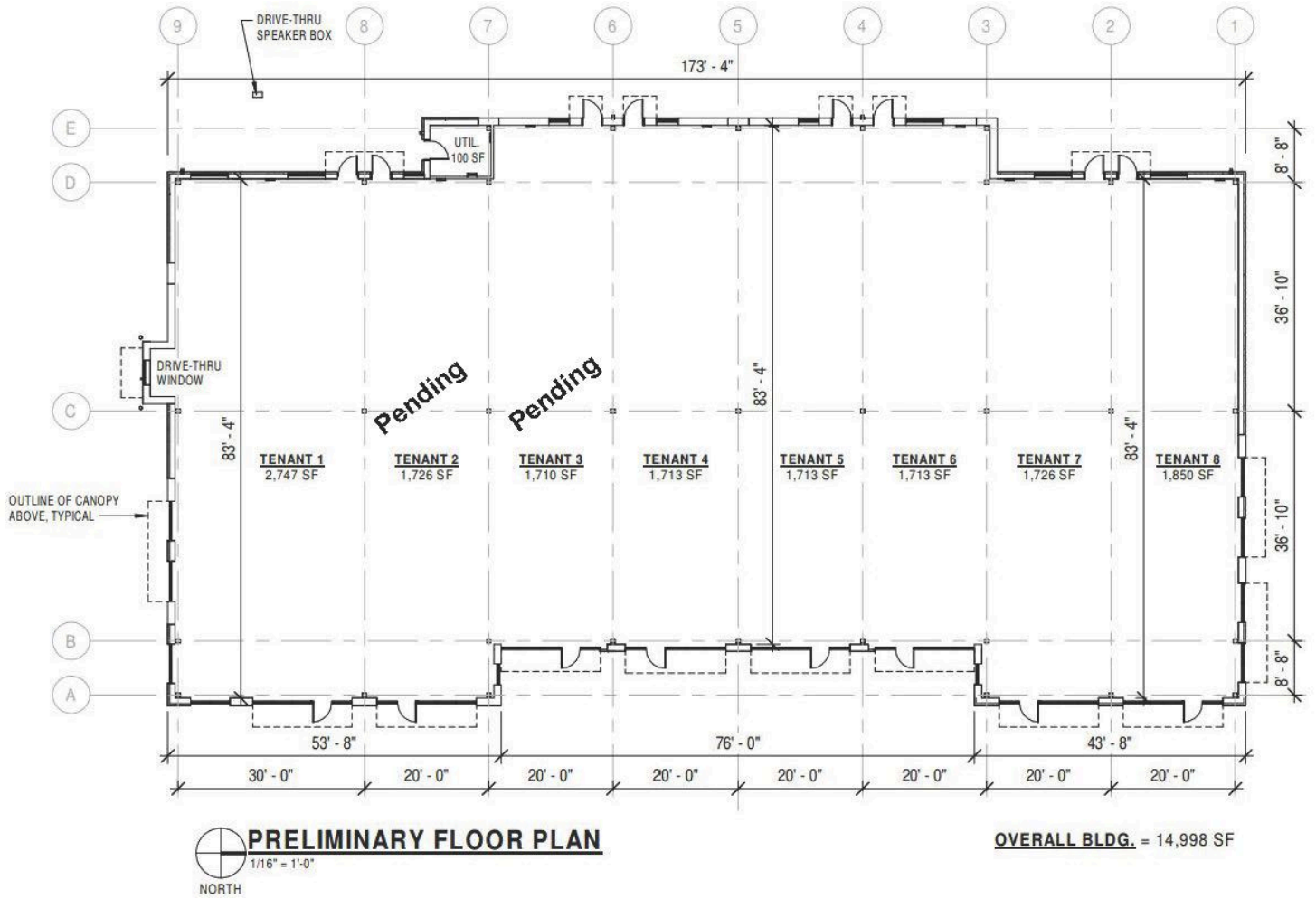
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Site Plan

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Building Photos

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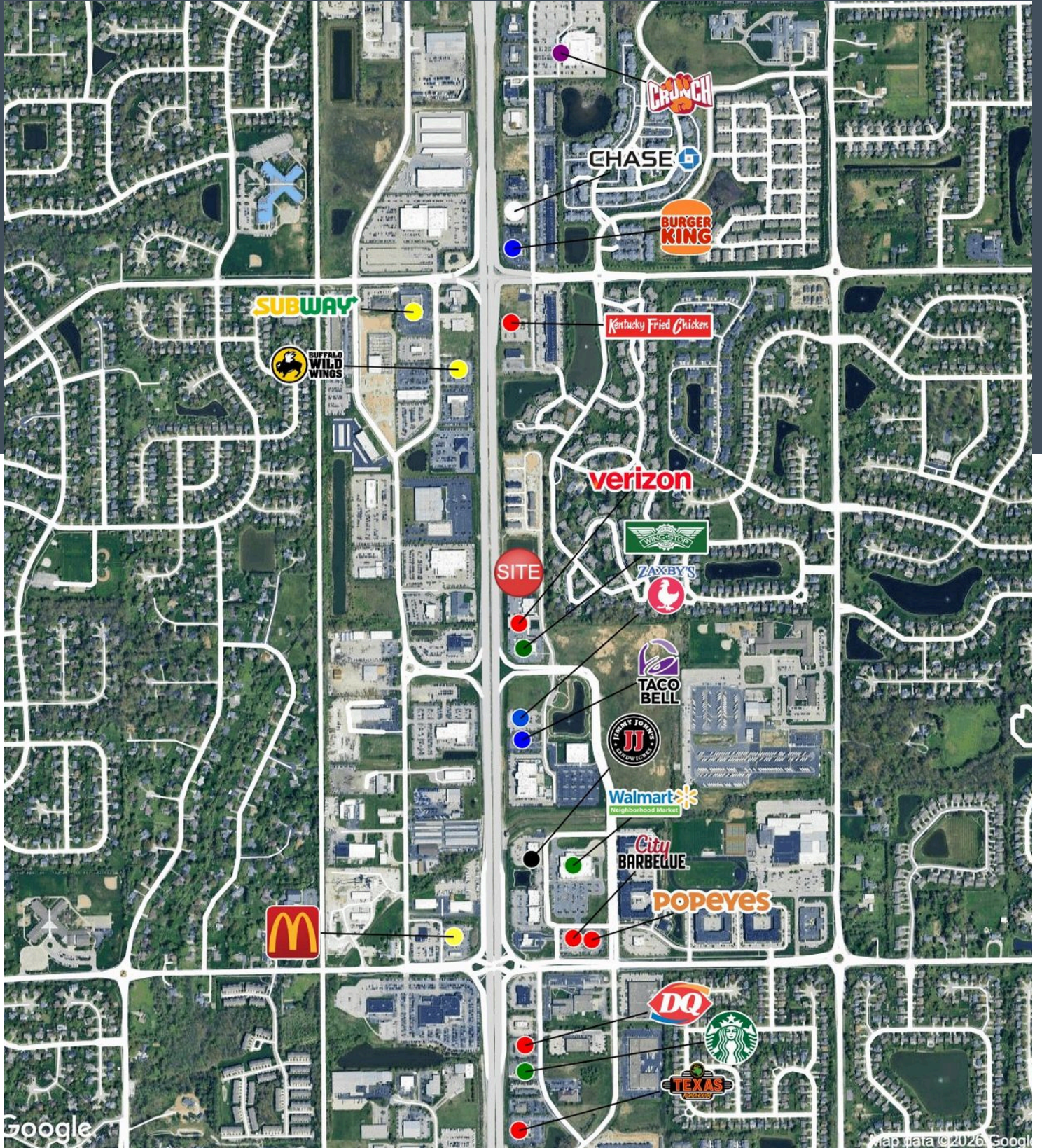
Aerial Map

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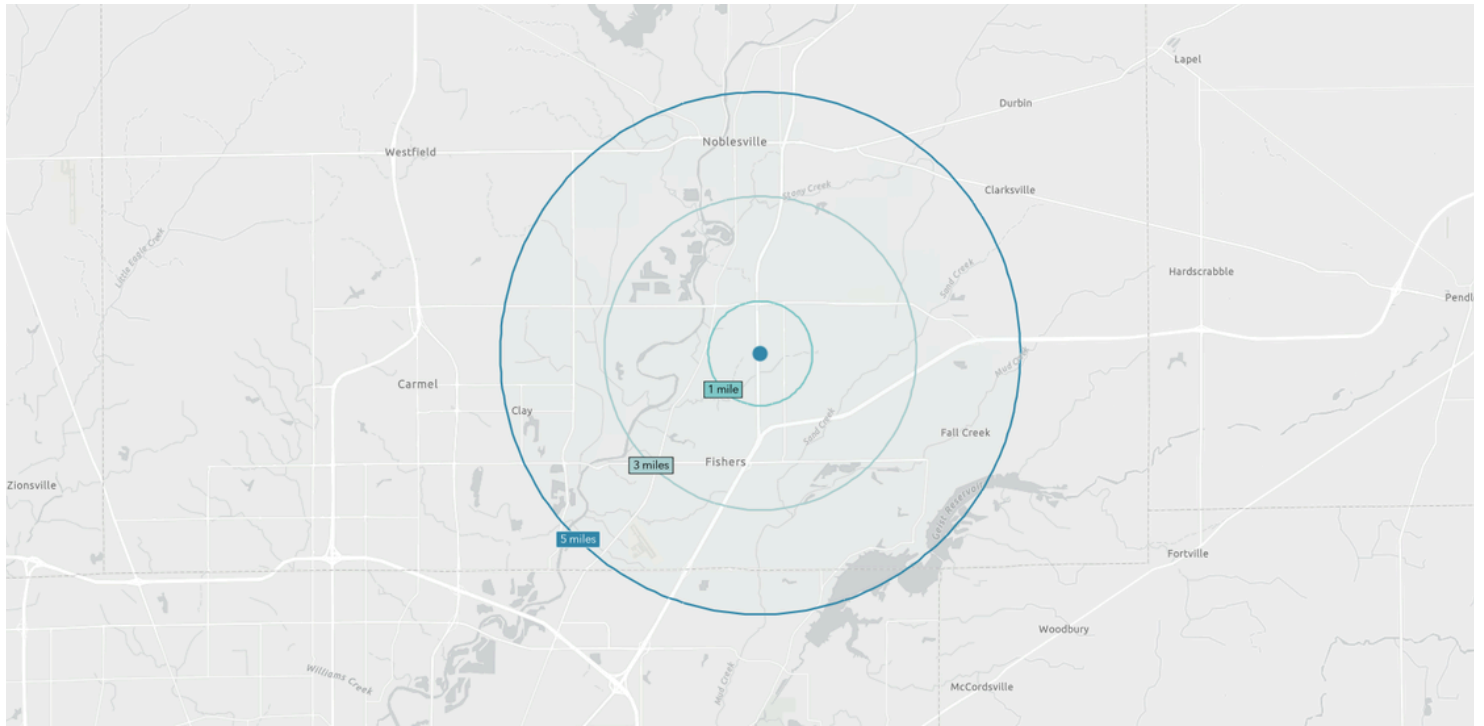
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Demographics

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Demographics

	1 Miles	3 Miles	5 Miles
Total Population	11,218	70,284	163,020
Median Age	36.5	36.1	38.0
Total Households	4,485	26,745	61,381
Average HH Size	2.47	2.62	2.64
Average HH Income	\$145,933	\$147,173	\$156,895
Average House Value	\$363,187	\$424,826	\$452,930