

10990 Allisonville Road
Fishers, IN 46038

MEDTAIL FOR LEASE



Mike Wood: 630.353.1190 | mike@jrossiandassociates.com



REAL ESTATE &
PRACTICE ADVISORY

10990 Allisonville Road, Fishers, IN

Medtail

Executive Summary



PROPERTY DESCRIPTION

10990 Allisonville Road presents an exceptional medical office opportunity. 2130 SF is available for lease, with the other tenant being a dental office. The building is comprised of 4990 RSF and is conveniently located on Allisonville Road south of 116th Street in Fishers, IN. The building is located less than 5 miles from Community North Hospital and is in proximity to downtown Fishers and Carmel. This property offers a great opportunity for a medical practice seeking a patient-friendly location.

OFFERING SUMMARY



LEASE SUMMARY
\$28 SF/YR (NNN)



AVAILABLE SF
2,130 SF



BUILDING SIZE
4,990 SF



CAM
\$1.50



RET
\$4.20



PARKING SPACES
35

10990 Allisonville Road

Medtail

Demographics



7,037

TOTAL POPULATION

1 MILE

14,154	25,548
1.5 MILES	2 MILES



41.4

AVERAGE AGE

1 MILE

39.1	39.6
1.5 MILES	2 MILES



3,293

TOTAL HOUSEHOLDS

1 MILE

6,308	11,398
1.5 MILES	2 MILES



\$109,515

AVERAGE HH INCOME

1 MILE

\$112,459	\$115,361
1.5 MILES	2 MILES



\$278,605

AVERAGE HOUSE VALUE

1 MILE

\$300,515	\$309,149
1.5 MILES	2 MILES

** Demographic data derived from 2020 ACS - US Census*

PROPERTY HIGHLIGHTS

- Prime medical office leasing opportunity in Fishers, IN, five minutes north of I-465
- +2,130 SF of second-generation medical/office space available
- Space includes a private employee entrance
- High-visibility location along Allisonville Road at 106th Street
- Positioned between 106th and 116th Streets with strong daily traffic counts
- Well-suited for healthcare and medical users seeking visibility and convenient access

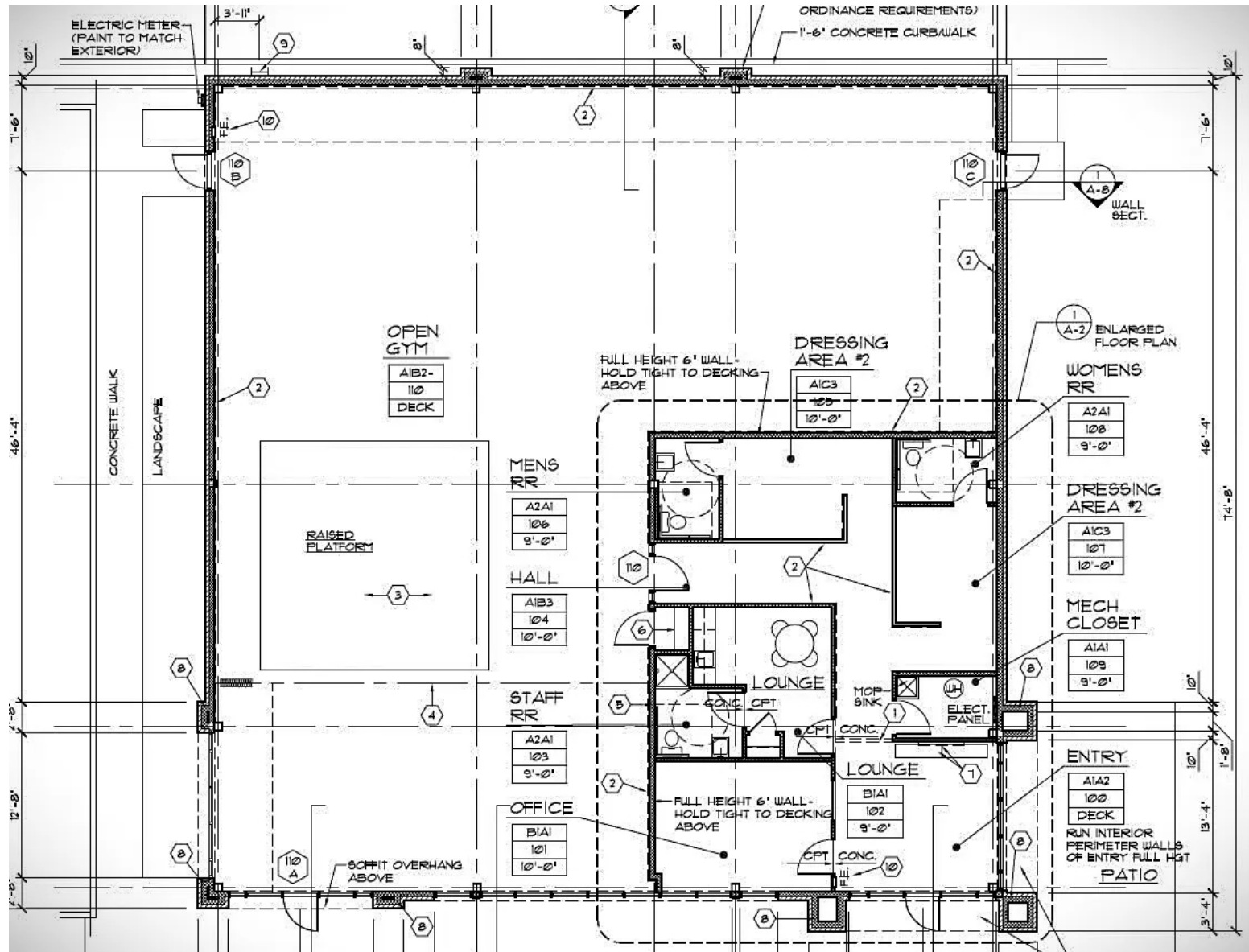


10990 Allisonville Road

Medtail

Additional Photos





10990 Allisonville Road

Medtail

Retailer Map

