

DELAWARE TRACE // FISHERS, IN

NEC I-69 & 116th Street, Fishers, IN 46037



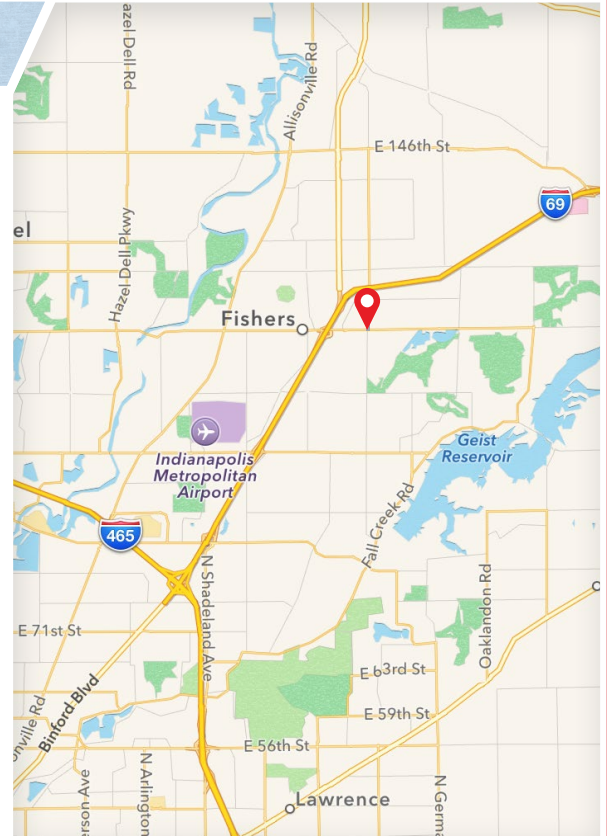
+/- 17 ACRES AVAILABLE FOR DEVELOPMENT

- +/- 17 Acres available along Fisher's busy thoroughfare on East 116th Street.
- Located in Exit Five Business Center and easy access to I-69.
- Surrounded by affluent neighborhoods and strong daytime population with 11,882 businesses.
- Fishers ranked third in the best places to live, according to September 2019 Money magazine, and in the top 20 of America's most affordable suburbs by Business Insider.

TRAFFIC COUNTS

E. 116th Street - 31,930 ADT
I-69 - 119,100 ADT

| DEMOGRAPHICS | 3 Miles | 5 Miles | 7 Miles |
|-------------------|----------|----------|----------|
| Population | 71,163 | 174,129 | 285,897 |
| Households | 25,897 | 64,304 | 108,459 |
| Median HH Income | \$97,516 | \$96,989 | \$91,827 |
| Active Businesses | 2,440 | 5,725 | 11,882 |



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