

12350 Olio Road

Fishers, IN | 46037

For Lease

Retail Property



- ▶ ±1,868 SF and ±1,674 SF available (can be combined for a total of ±3,542 SF)
- ▶ Brand new space in desirable corridor with excellent visibility (16,610 VPD)
- ▶ Zoned C-1, perfect for medicinal use, office, or light retail
- ▶ 50+ parking spaces and cross parking available
- ▶ Adjacent to Primrose School at Gray Eagle, Martin Dentistry & Grace Point Church and across from Hamilton Southeastern High School & Fall Creek Middle School
- ▶ Same building as extremely busy Master Yoo's Tai Kwon Do with 5+ years in this area with 400+ students
- ▶ Noise dampening between walls
- ▶ No full or quick-service restaurants allowed

LEASE RATE:

\$30.00 SF/yr + est. \$5.00 NNN

DEMOGRAPHICS

	1 MILES	3 MILES	5 MILES
Estimated Population	9,227	51,110	117,532
Adj. Daytime Demographics	6,729	34,144	80,436
Estimated Households	2,772	16,203	40,220
Estimated Average Household Income	\$134,723	\$149,317	\$132,012

CAROL LOCKHART

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Front of Building faces Olio Road (16,600 VPD)



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Google

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