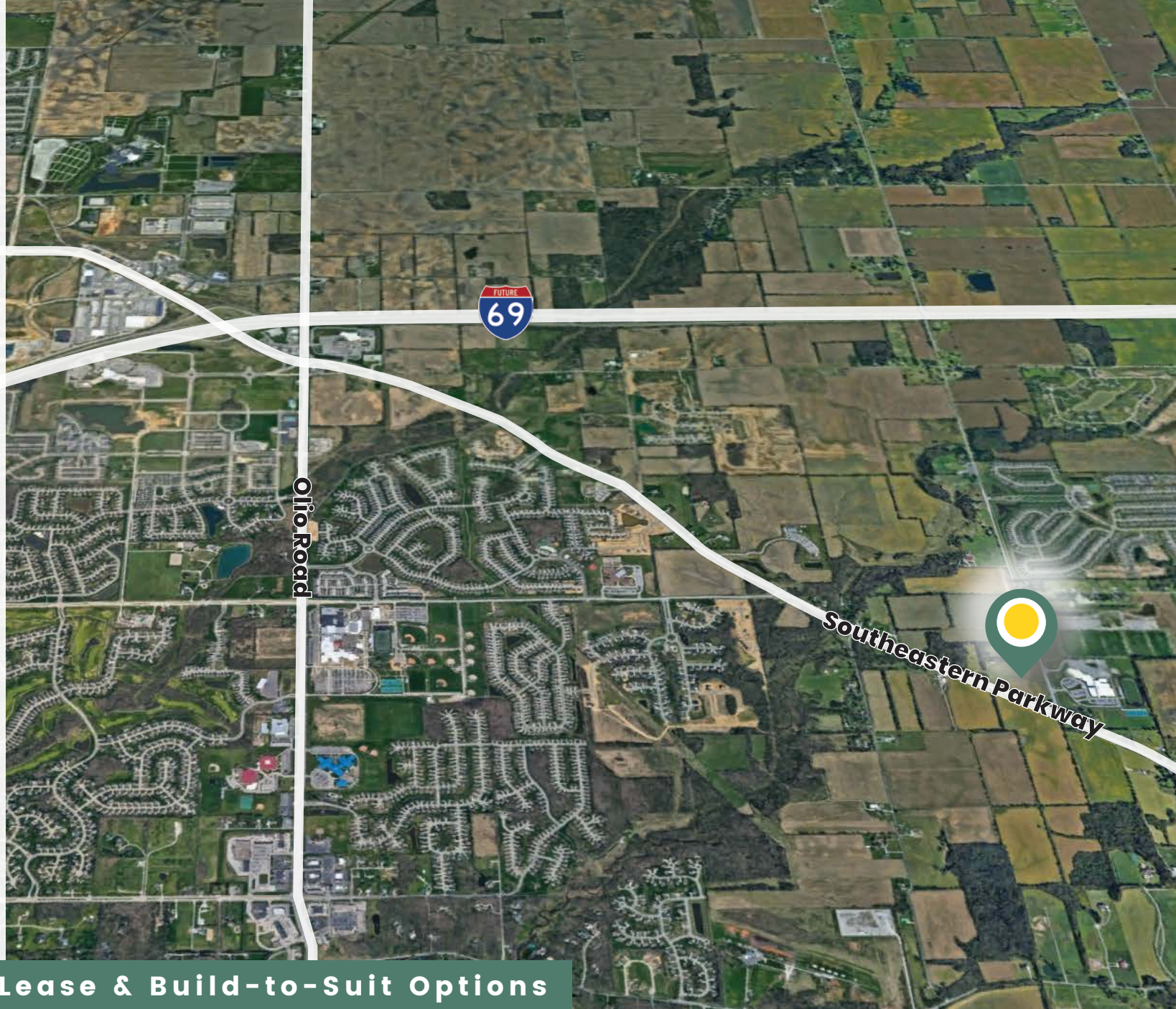


22

ACRES

FISHERS, IN
FALL CREEK MARKETPLACE

Zoning already in place
for a grocery with gas,
daycare & many other
retail / office uses



22 Acres // Sale, Lease & Build-to-Suit Options

Fall Creek Marketplace at Southeastern Parkway & Cyntheanne Rd | Fishers, IN 46037

CONTACT

Kurt Meyer, CCIM

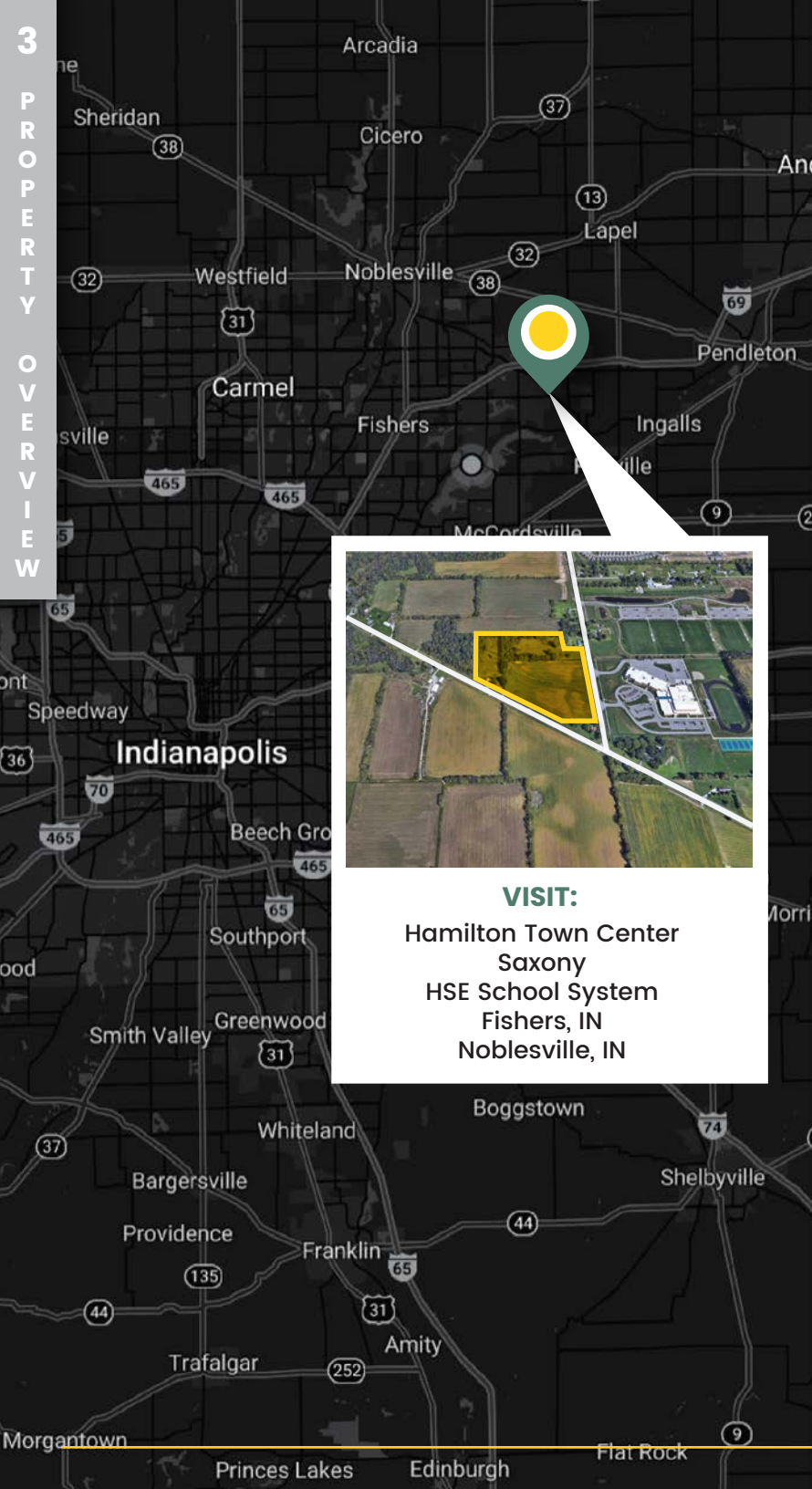
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**VISIT:**

Hamilton Town Center
Saxony
HSE School System
Fishers, IN
Noblesville, IN

PROPERTY OVERVIEW

Fall Creek Marketplace is 22 acres of land for sale, lease or build-to-suit development located contiguous to the Schoolhouse 7 Café, immediately across the street from HSE Intermediate / Junior High school and south of Southeastern Elementary school. It is one of the last large commercially zoned parcels of ground available in the City of Fishers. Approved uses include office, medical, retail as well as including grocery, gas, daycare and more. It is highly visible with visible frontage along Southeastern Parkway and Cyntheanne Road. Heavy area daily traffic counts. A new roundabout will be constructed at this intersection in late 2021. The site boasts a densely populated demographic mix in close proximity to HSE schools, several new growing neighborhoods and Cyntheanne Park.

SITE DETAILS

- 22 acres | divisible for sale, lease or build-to-suit, zoned retail, daycare, grocery, gas, office, medical
- Neighboring two Hamilton Southeastern Schools
<https://www.hseschools.org/>
- Easy access to Hamilton Town Center
<https://www.simon.com/mall/hamilton-town-center> and Saxony
<http://www.saxony-indiana.com/> at Exit 210 on I-69
- Heavy area daily traffic counts
- Britton Falls by Del Webb a 55+ community is one minute north on Cyntheanne Rd
<https://www.delwebb.com/homes/indiana/indianapolis/fishers/britton-falls-11908>
- Across the street from Cyntheanne Park
<http://www.playfishers.com/Facilities/Facility/Details/Cyntheanne-Park-8>
- New roundabout at Southeastern Parkway and Cyntheanne Road late 2021

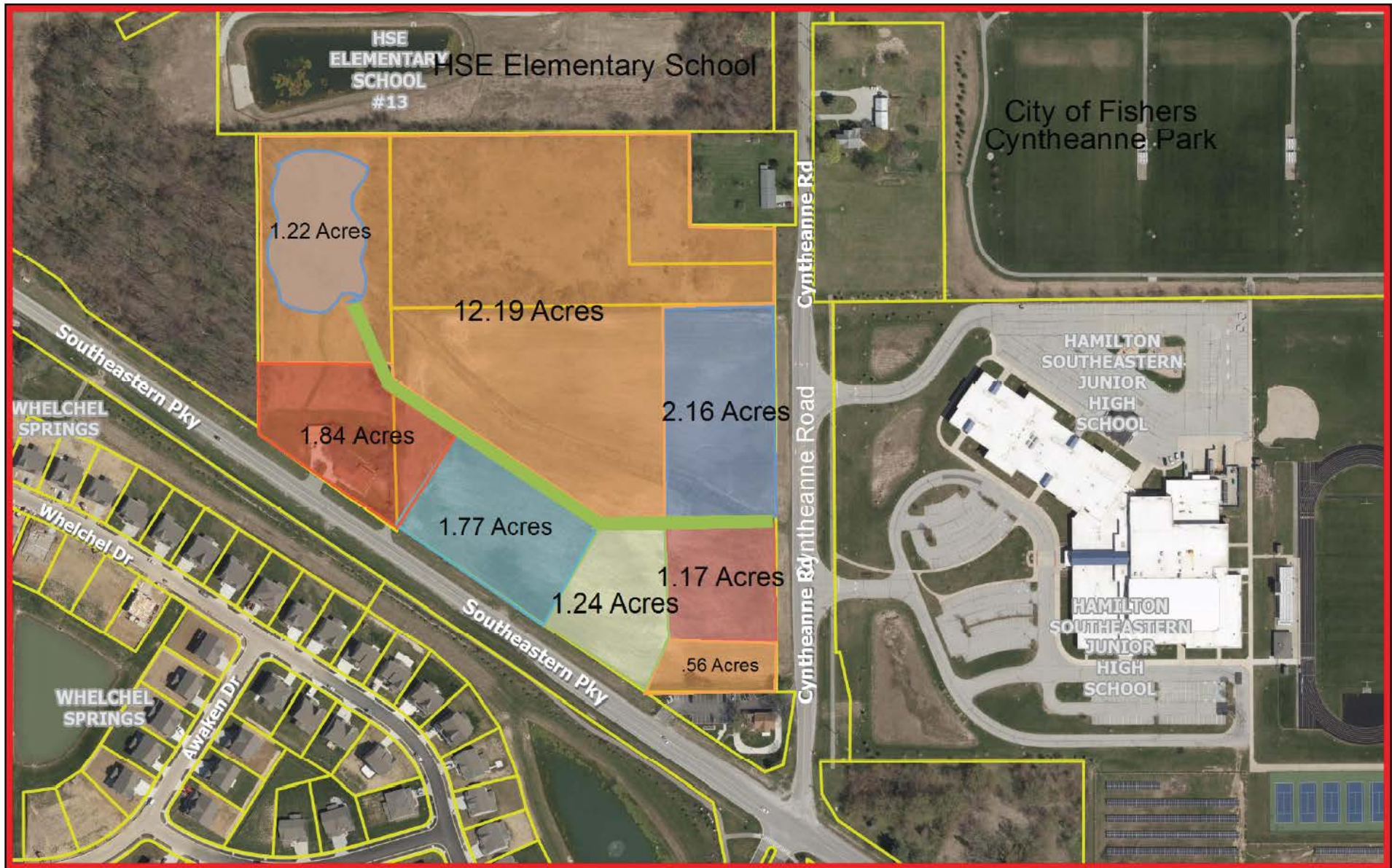


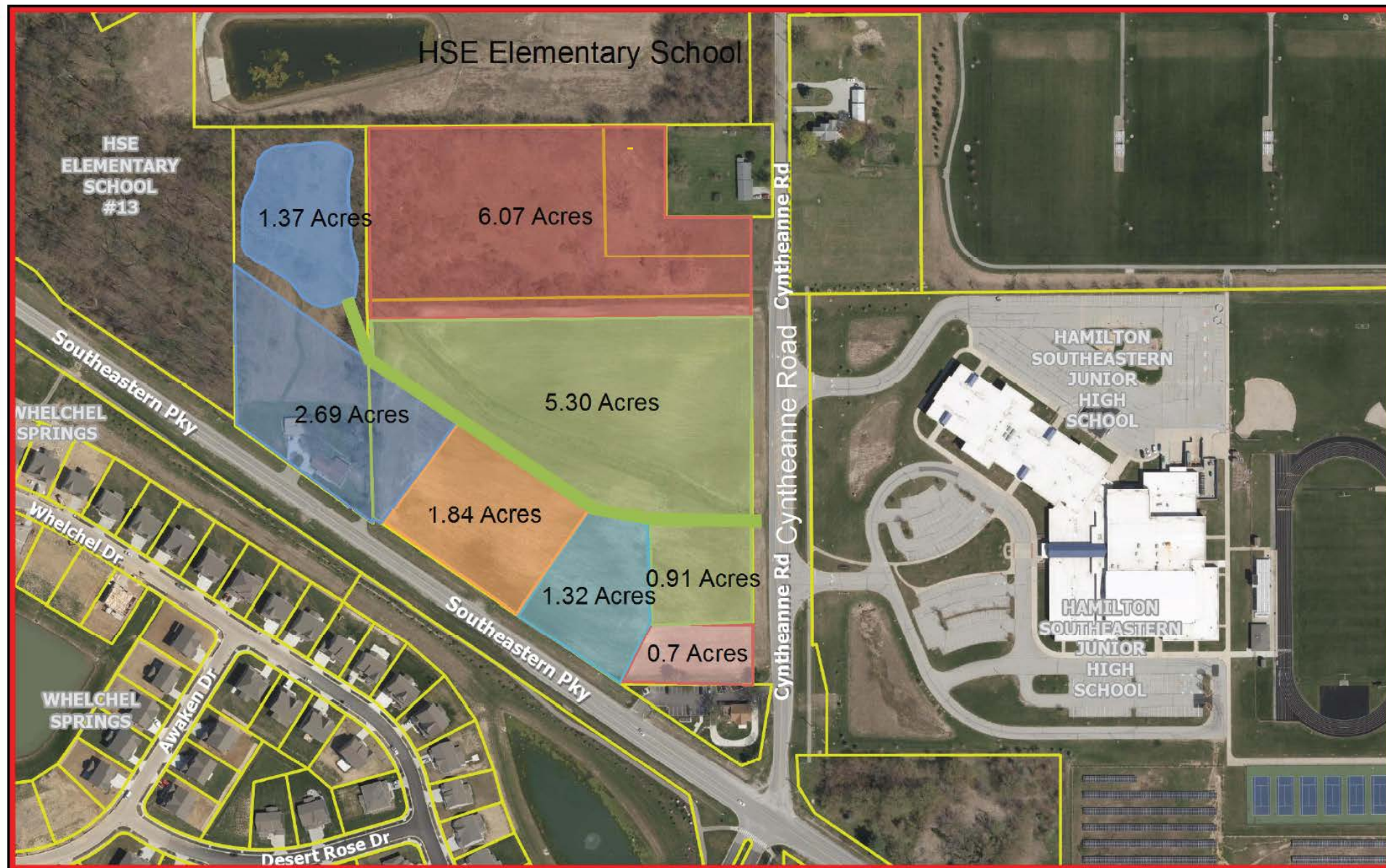
Cyntheanne Rd

Southeastern Parkway

FUTURE ROUNDABOUT







C1 Commercial District

Office of Office Complex

- Professional office
- Bank, savings and loan, financial services
- Real estate, insurance
- Clinic, medical or dental
- Nursing and convalescent homes
- Medical or dental laboratories
- Utility business office
- Business offices related to local services
- Mortuaries

Public and semi-public

- Libraries
- Community centers
- Governmental offices and buildings, limited to offices or clerical use only
- Fire stations
- Civic clubs or recreational facilities
- Parking areas for employees and public use

Schools, private and professional

- Dance
- Music
- Business
- Clerical
- Kindergarten, day nursery
- Arts and crafts

Related accessory structures and uses

C2 Commercial District

Shops and markets

- Bakery, retail outlet only
- Barber shop
- Beauty shop
- Dairy – ice cream shop
- Drug Store
- Meat market
- Restaurant – (sit down may also have a liquor license under certain circumstances)
- Conventional table service
- Cafeteria
- Delicatessen
- Grocery

Service Shops

- Apparel store
- Appliance store
- Shoe repair shop
- Flower and garden shop
- Gift shop
- Jewelry shop
- Dry cleaners, retail outlet only
- Self service laundry and cleaners
- Pet Shop
- Post office
- Record shop
- Stationery store
- Variety store
- Millinery shop
- Hardware and paint store
- Tailor shop
- Utilities office, retail service only
- Photographic studios
- Reducing health salons

Neighborhood shopping center (not to exceed 90,000 sq. ft. of gross floor area)

Auto service Stations

Related accessory structures and uses

RUOFF
HOME MORTGAGE
MUSIC CENTER

zevacor PAXXAL CUTTING EDGE
COUNTERTOPS
Helmer Scientific NEXT Red Bull
GE SLEEP BEAR Precision PMG
performance marketing group, inc.

146th Street

Hamilton Town Center

Cabela's IMAX THEATRE
DICK'S SPORTSWARE DOLLAR TREE
Stein Mart jcpenny
JOS. A. BANK BED BATH & BEYOND
DULUTH TRADING CO. DSW
DESIGNER SHOE WAREHOUSE
QDOBA
Earth Fare K A Y JEWELERS
Every kiss begins with Kay
OLD NAVY Red Robin

CVS Firestone KOTO McDonald's Olive Garden
CHASE Samanos Japanese Restaurant E ASPEN CREEK Chick-fil-A
BMO Harris Bank EMBASSY SUITES HOTELS
PANDA EXPRESS Perkins Holiday Inn Express CAMBRIA Famous Dave's
hotels & suites

FUTURE
69

Urology of Indiana BorgWarner
CENTRAL INDIANA ORTHOPEDICS St. Vincent

Arby's STARBUCKS COFFEE TACO BELL
DQ GetGo
Wendy's FRESenius KIDNEY CARE SUBWAY

PS
HEALTH

Cyntheanne Rd

Thorpe Creek
Elementary

Southeastern
Elementary

Cyntheanne
Park

Hamilton
Southeastern
Intermediate
Junior High

126th Street

Olio Road

HSE High
School

Olio
Fields

Fall Creek
Elementary

Fall Creek
Junior High

Fall Creek
Intermediate

Southeastern Parkway



Kroger TIKI TARI
by Solarium
ups The UPS Store
DONATOS FAS

116th Street

BUFFALO WILD WINGS Big Apple BAGELS
PLAY IT AGAIN SPORTS V's BARBER SHOP
DISCOUNT TIRE

CHAPEL WOODS

DEER PATH

WATERMAN CROSSING

LOGANS POINTE

HOODS CORNER

WATERMAN FARMS

CREEKSIDE AT CEDAR PATH

MARILYN RIDGE

SEDONA

CANYON RIDGE

WESTMINSTER

SEVEN OAKS

SAND CREEK FARMS

LIMESTONE SPRINGS

SAXONY

TANGLEWOOD

BROOKSCHASE

THE BRISTOLS

126th Street

Brook School
Elementary

SANDSTONE LAKES

SOMERSET

MEADOWBROOK

OAK HALL

TAMARISK

GREY EAGLE

Fall Creek
Elementary

Fall Creek
Junior High

Olio Road

146th Street



Cyntheanne Rd

HUNTERS RUN

SILVERTON

BARRINGTON ESTATES

AVALON OF FISHERS

Thorpe Creek
Elementary

Southeastern
Elementary

BRITTON FALLS
TURNBERRY

Cyntheanne
Park

Hamilton
Southeastern
Intermediate
Junior High

HSE High
School

Olio
Fields

WELCHEL SPRINGS

ROYALWOOD

SOUTH AVALON

THORPE CREEK

GEIST OVERLOOK

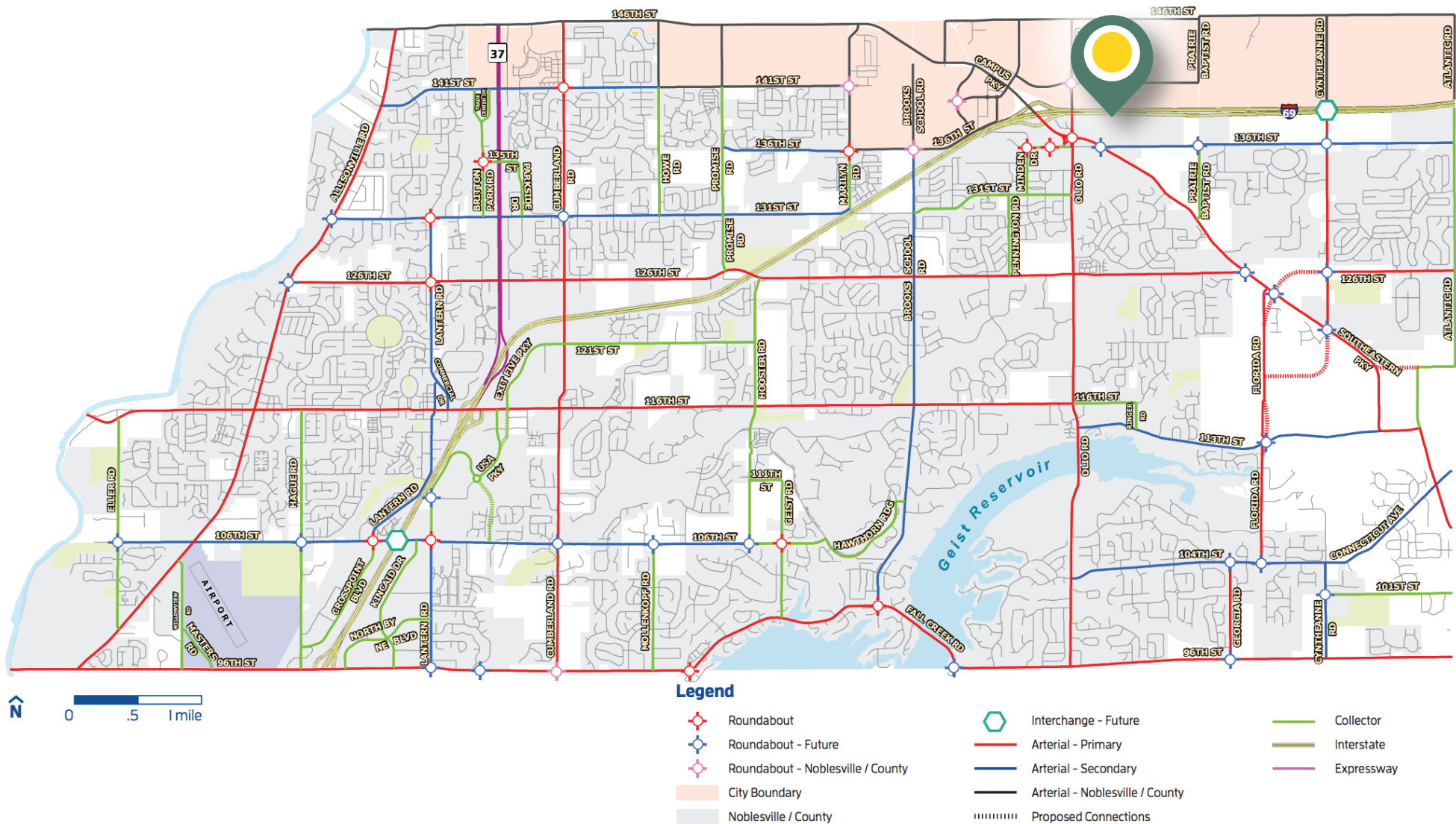
GEIST BAY ESTATES

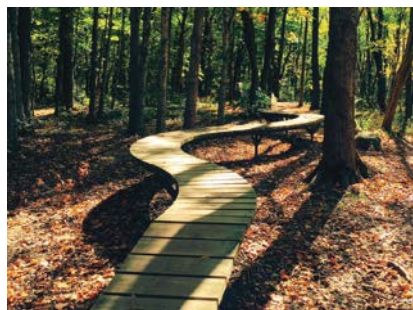
Southeastern Parkway



- Significant road improvements planned
- Possible new interchange at I-69 and Cyntheanne Road
- New roundabouts at Prairie Baptist and Cyntheanne Roads
- Expansion of 136th Street to 3 lanes

THOROUGHFARE PLAN





The City of Fishers is a suburb of Indianapolis, Indiana, located in Hamilton County and was named #1 Place to Live in the US by Money Magazine in 2017. Under the leadership of Mayor Scott Fadness, Fishers is known as a smart, vibrant, and entrepreneurial city through its neighborhood development, dedication to supporting high-growth companies, and innovative city processes.

With a population of 91,832 (2017), Fishers is one of the fastest growing communities in Indiana and has received national accolades for entrepreneurship, livability, and safety. The I-69/SR 37 corridor continues to be a high traffic area with booming retail and residential projects (newly opened Top Golf and IKEA).

There are several big companies with operations within the city's borders, such as student loan provider Navient and Roche Diagnostics, but local leaders have placed a special emphasis on creating and inviting more jobs to the community. Major redevelopment projects totaling \$90 million downtown have made Fishers attractive to businesses looking to relocate. The city has also invested in Launch Fishers, a 52,000-square-foot coworking space that is designed to give entrepreneurs and tech startups a place to grow while also providing networking and business events.

Moody's Analytics projects 11.6% job growth in the city by 2021.

According to the City's 2017 Comprehensive Annual Financial Report, the city's top employers are:

#	Employer	# of employees
1	Hamilton Southeastern Schools	2,507
2	Navient	1,600
3	Freedom Mortgage	676
4	City of Fishers	563
5	Topgolf	500
6	US Foods	370
7	Johnson Controls	320
8	Community Home Health Services	300
9	IKEA	300
10	Jarden Home Brands	268

FISHERS & HAMILTON COUNTY ACCOLADES

**#5 on the Top
10 Safest Cities
in Indiana**

*The Home Security
Advisor, 2019*

**2018 Green
Community of the
Year for population
50,000 - 99,999**
2018

**#24 on the Top
100 Safest Cities in
America**
Alarm.org 2017

**100 on the Top 100
Best Places
to Live**
Livability, 2017

**#1 Best Affordable
Suburb in the US**
*- BusinessWeek.com
2010*

**#1 Best Place to
Live in the US**
*- Money Magazine
2017*

**#3 Best Place to
Live in the US**
*- Money Magazine
2019*

**16th on the Best
Places to live in
America**
*- Niche.com
2017*

**#30 Best Place to
Live in the US**
*- Money Magazine
2016*

**#2 on the list of
Happiest Suburbs
in the Nation**
*Movoto Real
Estate
2014*

**11th Best Place
to move**
*Forbes
2012*

KEY FACTS

3,561

Population



Average
Household Size

31.8

Median Age

\$116,487

Median Household
Income

EDUCATION

3%

No High
School
Diploma



8%

High School
Graduate



18%

Some College



71%

Bachelor's/Grad/Prof
Degree

BUSINESS



224

Total Businesses



2,909

Total Employees

EMPLOYMENT



86%

White Collar



6%

Blue Collar



9%

Services

2.5%

Unemployment
Rate

INCOME



\$116,487

Median Household
Income



\$43,339

Per Capita Income



\$355,498

Median Net Worth

Households By Income

The largest group: \$150,000 - \$199,999 (23.6%)

The smallest group: <\$15,000 (1.9%)

Indicator ▲	Value	Difference	
<\$15,000	1.9%	-1.0%	<div></div>
\$15,000 - \$24,999	2.9%	-0.4%	<div></div>
\$25,000 - \$34,999	2.1%	-3.0%	<div></div>
\$35,000 - \$49,999	6.2%	-2.5%	<div></div>
\$50,000 - \$74,999	15.0%	-0.7%	<div></div>
\$75,000 - \$99,999	12.8%	-2.6%	<div></div>
\$100,000 - \$149,999	21.0%	+1.4%	<div></div>
\$150,000 - \$199,999	23.6%	+10.1%	<div></div>
\$200,000+	14.4%	-1.4%	<div></div>



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