

FOR SALE | BUILD-TO-SUIT OPPORTUNITY



**I-69 East 136th Street
Fishers, IN 46037**

PROPERTY DETAILS



- Premier Medical & Commercial Development
 - Pad Ready Site Available - 1.76 acres
- Price/AC: \$550,000
 - Includes site infrastructure, grading, utilities and portion of the shared access road
- Shared road currently under construction for access via Jack Walker Ln and 138th Street
- Two MOB's slated for construction to the South of the available parcel
- Zoning: Medtech Park PUD (medical uses preferred by city of Fishers)
- Shared access and parking for all three sites
- Surrounded by major healthcare providers



CONTACT

Bill McClamroch

Associate, Brokerage

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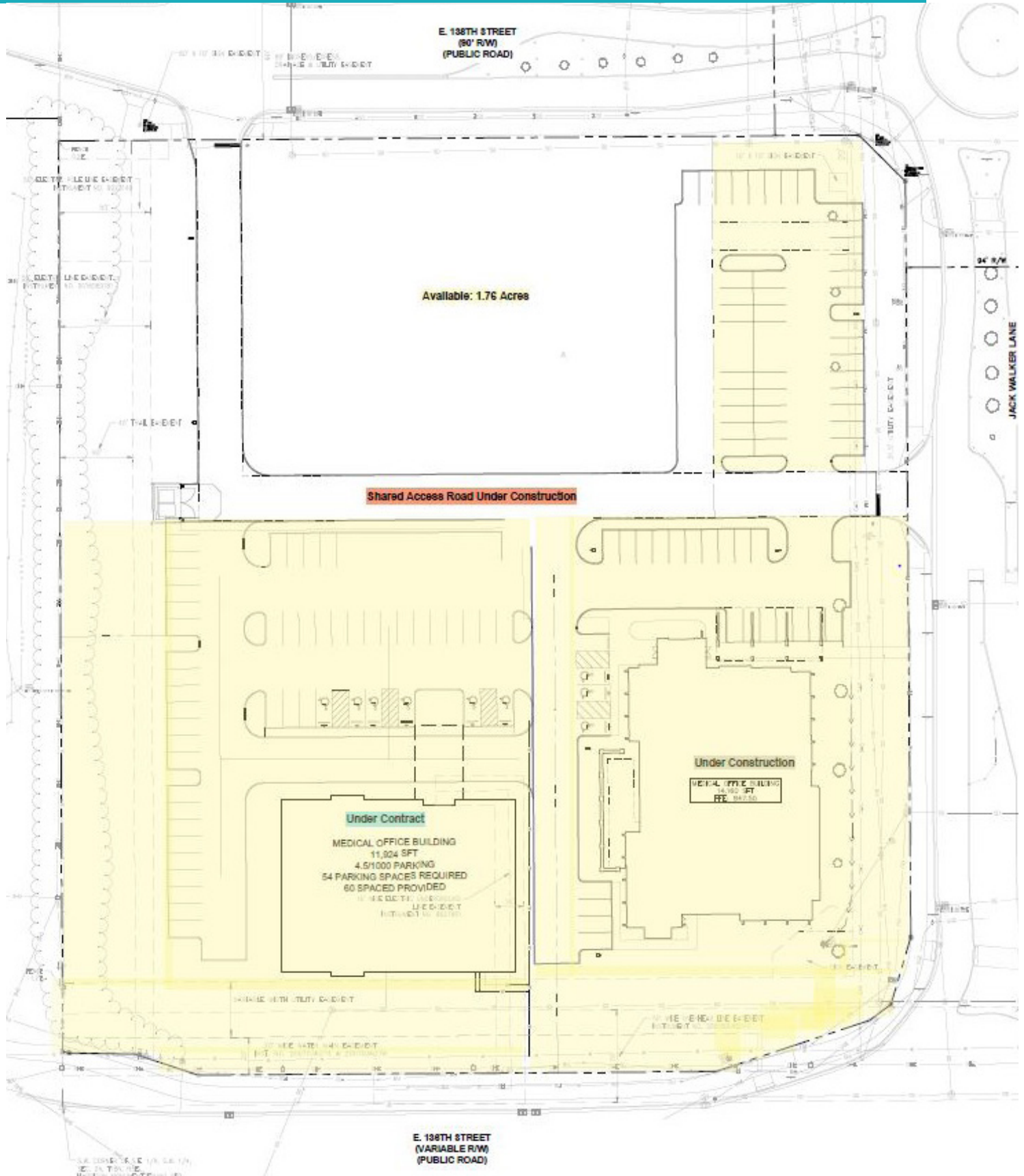
HQ: Cornerstone Companies, Inc.
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cornerstonecompaniesinc.com

LAND PLAN

I-69 & East 136th Street
Fishers, IN 46037



Land Available | 1.76 Acres





CORNERSTONE

**Build to Suit
Opportunity
MedTech Park**

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**LAND
FOR SALE
MedTech Park**

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I-69 & EAST 136TH STREET

DEMOGRAPHICS (3 - mile radius)



103,175
Population



33.7
Median Age



34,875
Households



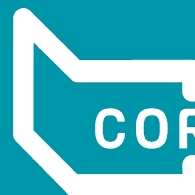
113,501
Median
Household
Income



\$89,335
Average
Household
Income



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