

FOR LEASE



8890 E 116th St.
Fishers, IN 46038

PROPERTY HIGHLIGHTS

- 61,000 SF mixed-use, office, retail & medical office building anchored by Community Health
- 3,861 SF medical office for lease
- Convenient, attached parking garage with 332 spaces
- Situated on the highly sought-after Downtown Fishers corridor at the signalized intersection of 116th Street & Lantern Road
- Excellent exposure with approximately 36,000 VPD on 116th Street
- Immediate access to I-69
- Surrounded by numerous, walkable dining, retail, and entertainment amenities
- Direct connection to the Nickel Plate Trail via Lantern Road
- Approximately 6 miles from major area hospitals, including Community Hospital North, IU Health Saxony Hospital, and Ascension St. Vincent Fishers

THE EDGE

8890 E 116th Street
Fishers, IN 46038



CONTACT

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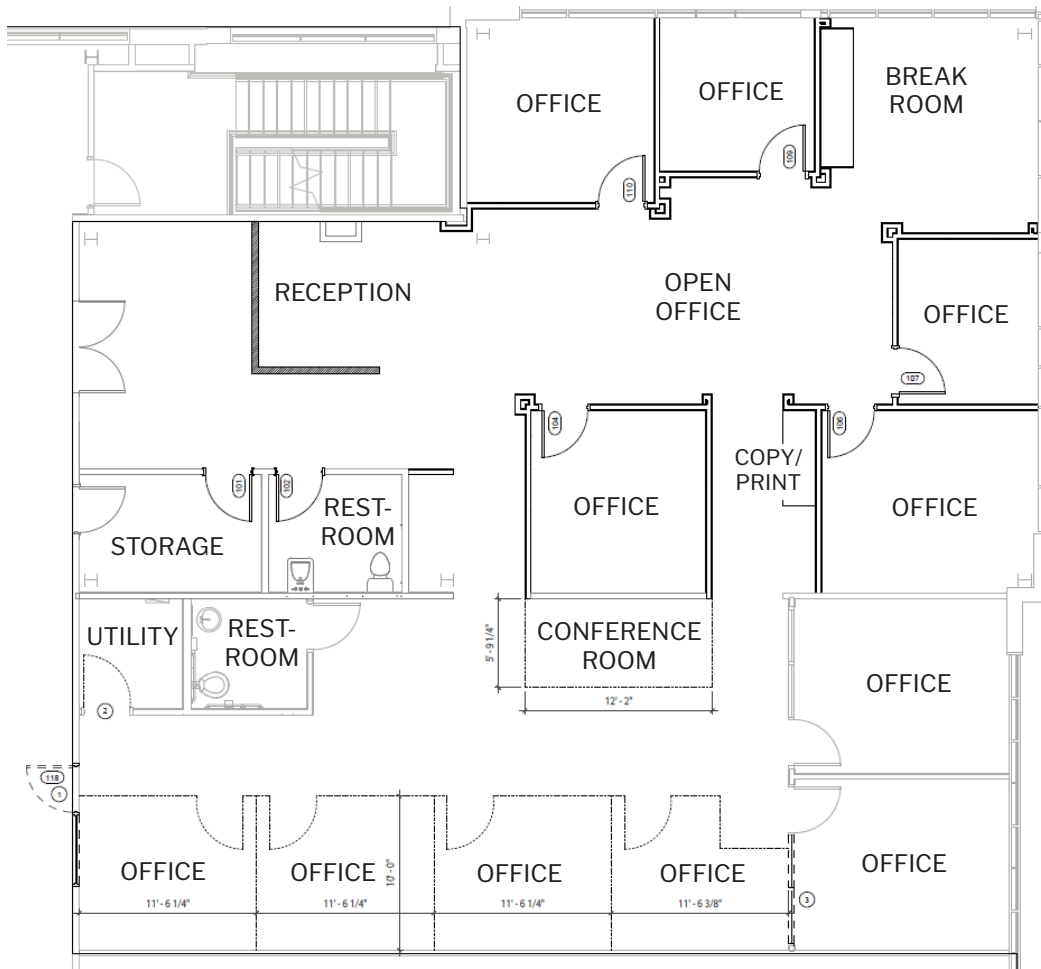
FLOOR PLANS

2nd Floor

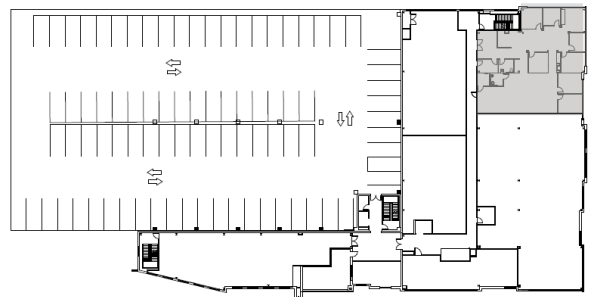
Suite 280 & 290

3,861 SF

Medical Office



KEY PLAN









TRAFFIC COUNT

35,967 vehicles per day on East 116th Street
 6,000 vehicles per day on Lantern Road

DEMOGRAPHICS (5 - mile radius)

 168,749 Population	 38.1 Median Age
 65,479 Households	 \$125,733 Average Household Income

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