

### 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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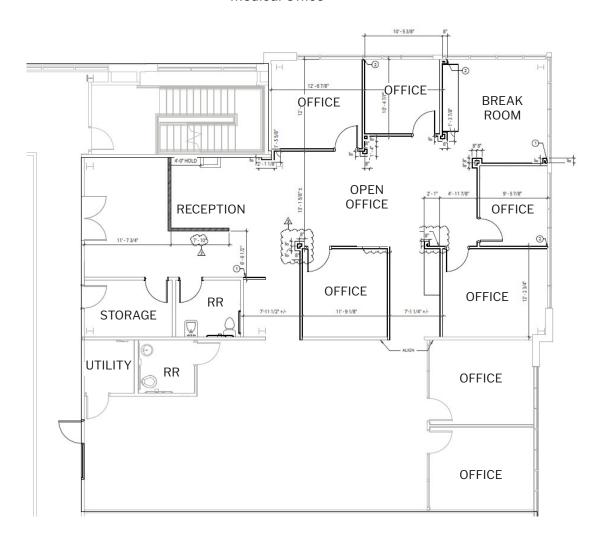
Cornerstone Companies, Inc. 8902 N Meridian Street, Suite 205 Indianapolis, IN, 46260

## **FLOOR PLAN**

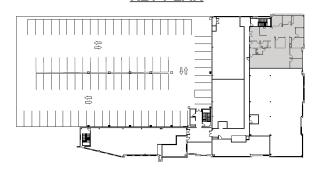
## **2nd Floor**

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)



38.1

Population

Median Age



65,479



\$125,733

Households

Average Household Income



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