

OFFICE BUILDING FOR SALE & LEASE

11979 Fishers Crossing Drive

Fishers, IN 46038

COOMBES REAL ESTATE



PROPERTY DESCRIPTION

11979 Fishers Crossing Drive offers a flexible commercial opportunity along the established Allisonville Road corridor in Fishers. The property combines strong visibility, convenient customer access and an adaptable layout suited for a variety of retail, medical and office users.

PROPERTY HIGHLIGHTS

- 5,537 SF Building
- Former Primary Care / Urgent Care
- Existing Drive-Thru Capability
- Dedicated On-Site Parking
- Allisonville Road Frontage
- Retail, Medical & Office Uses
- Near 116th Street
- Minutes from Downtown Fishers

OFFERING SUMMARY

Sale Price:	\$1,550,000
Lease Rate:	Inquire for Price
Available SF:	5,537 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	153	641	3,303
Total Population	479	1,800	8,395
Average HH Income	\$132,881	\$125,646	\$121,453

Robert Coombes

(765)-760-3189

rob@coombesrealestate.com

Coombes Real Estate

coombesrealestate.com

612 N Park Avenue, Indianapolis, IN 46204

OFFICE BUILDING FOR SALE & LEASE

11979 Fishers Crossing Drive

Fishers, IN 46038

COOMBES REAL ESTATE



Robert Coombes

(765)-760-3189

rob@coombesrealestate.com

Coombes Real Estate

coombesrealestate.com

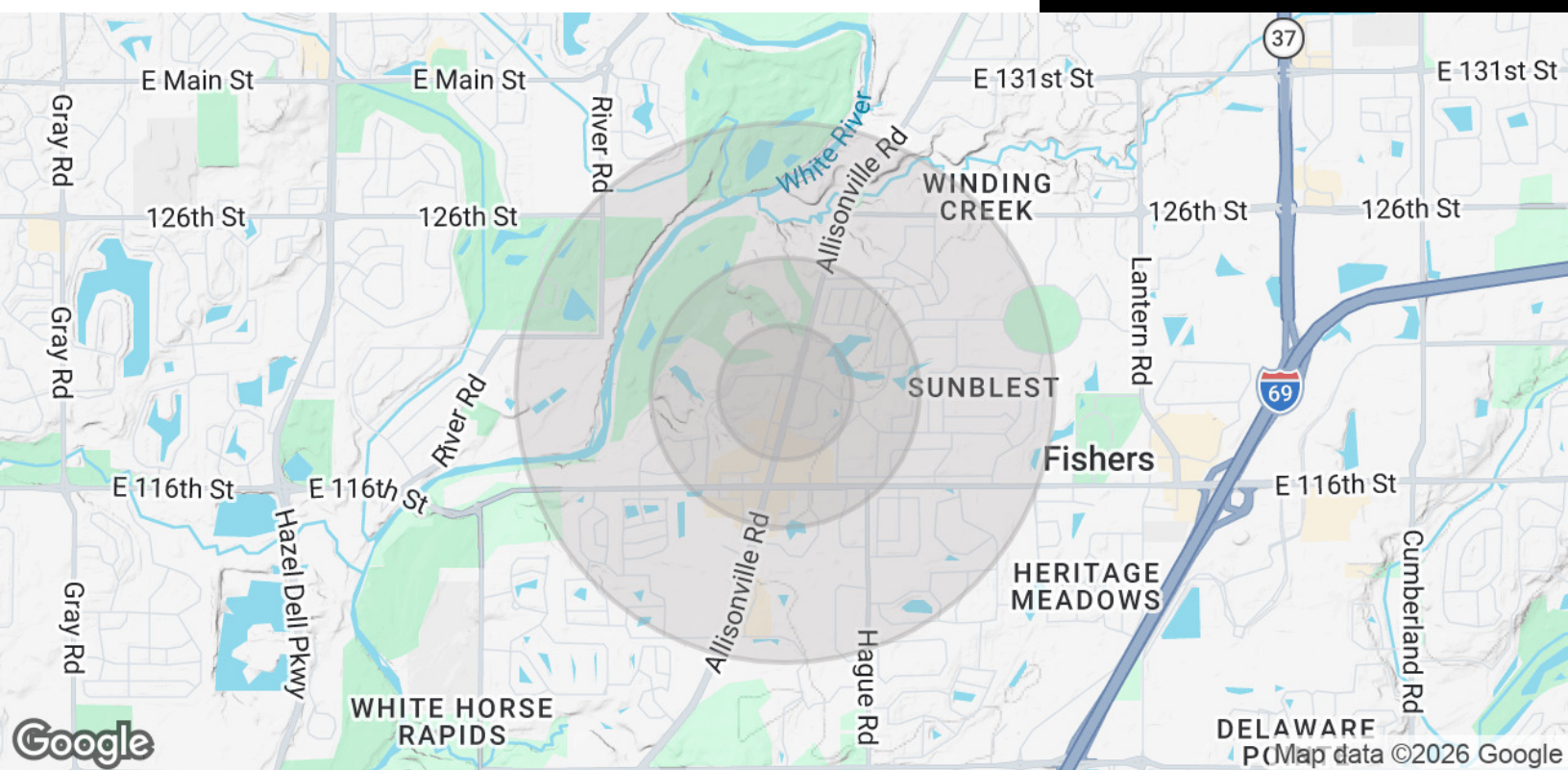
612 N Park Avenue, Indianapolis, IN 46204

OFFICE BUILDING FOR SALE & LEASE

11979 Fishers Crossing Drive

Fishers, IN 46038

COOMBES
REAL ESTATE



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	479	1,800	8,395
Average Age	34.5	37.5	38.2
Average Age (Male)	33.7	36.6	38.2
Average Age (Female)	35.4	38.2	38.7

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	153	641	3,303
# of Persons per HH	3.1	2.8	2.5
Average HH Income	\$132,881	\$125,646	\$121,453
Average House Value	\$322,559	\$315,610	\$322,566

2023 American Community Survey (ACS)

Robert Coombes

(765)-760-3189

rob@coombesrealestate.com

Coombes Real Estate

coombesrealestate.com

612 N Park Avenue, Indianapolis, IN 46204