

# FREESTANDING RESTAURANT WITH DRIVE-THRU

3,585 SF  
FOR SUBLEASE

CONFIDENTIAL LISTING  
DO NOT DISTURB TENANT



13094 Publishers Way, Fishers, IN

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# FORMER FREESTANDING QSR AVAILABLE

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PROPERTY  
OVERVIEW

## PROPERTY OVERVIEW:

- 3,585 SF Freestanding Restaurant
- 1.05 Acres
- Equipped with Drive-Thru
- 49 parking spaces

## PROPERTY HIGHLIGHTS:

- Located in highly desirable Fishers, IN
- Situated at the southeast quadrant of SR 37 & 131st Street, combined 50,781 cars per day
- Easily accessible to new SR-37 interchange

Excellent exposure to SR-37

Located near Wal-Mart Neighborhood Market and Fishers High School, Jr. High, Intermediate and Elementary Schools



## DEMOGRAPHICS



1 MILE



3 MILE



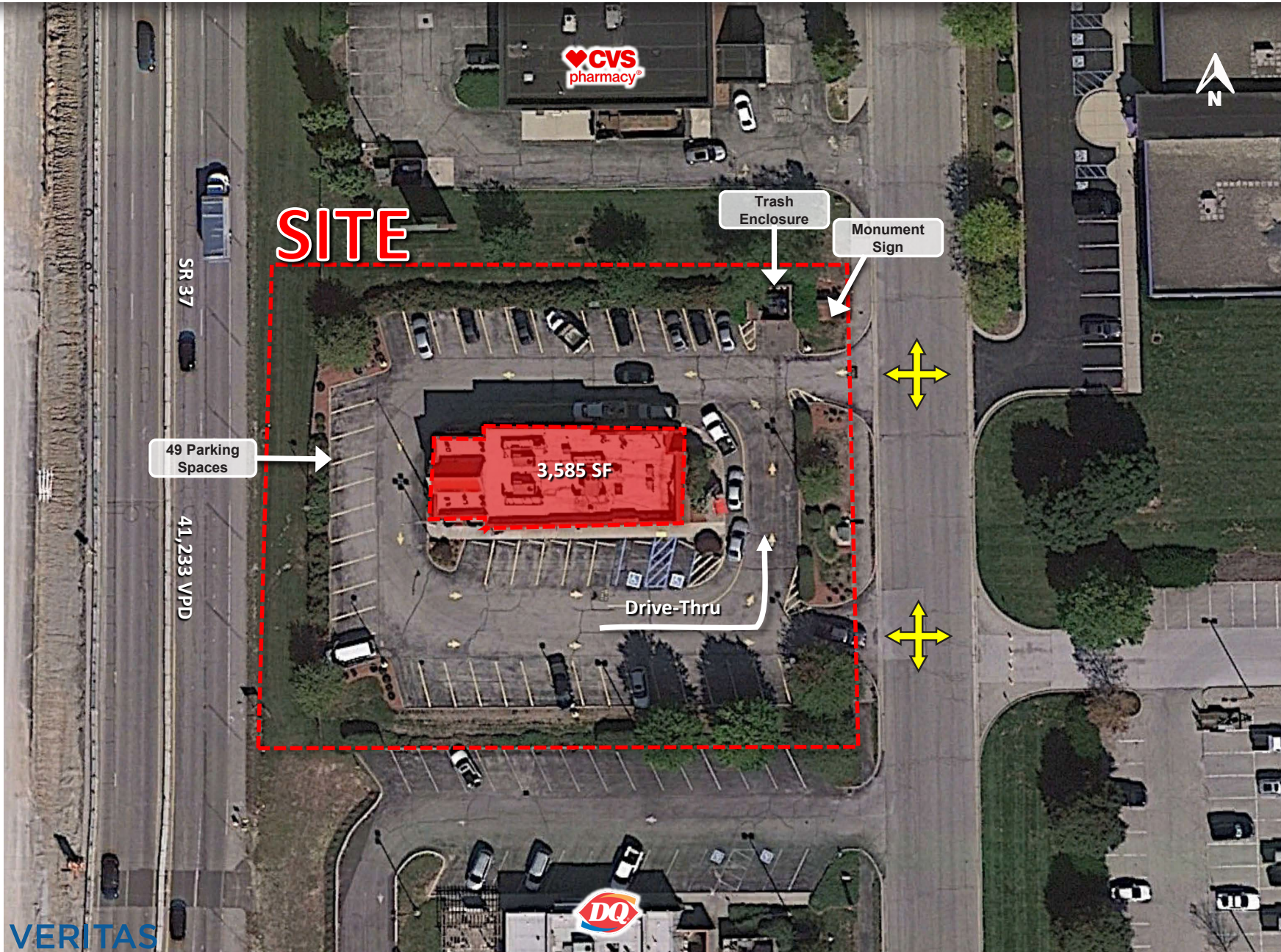
5 MILE

Population:	8,857	75,888	166,879
Households:	3,625	28,253	62,034
Avg. HH Income:	\$116,320	\$125,911	\$127,343
Daytime Population:	7,402	45,209	109,034

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## SITE OVERVIEW



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INTERSECTION  
AERIAL



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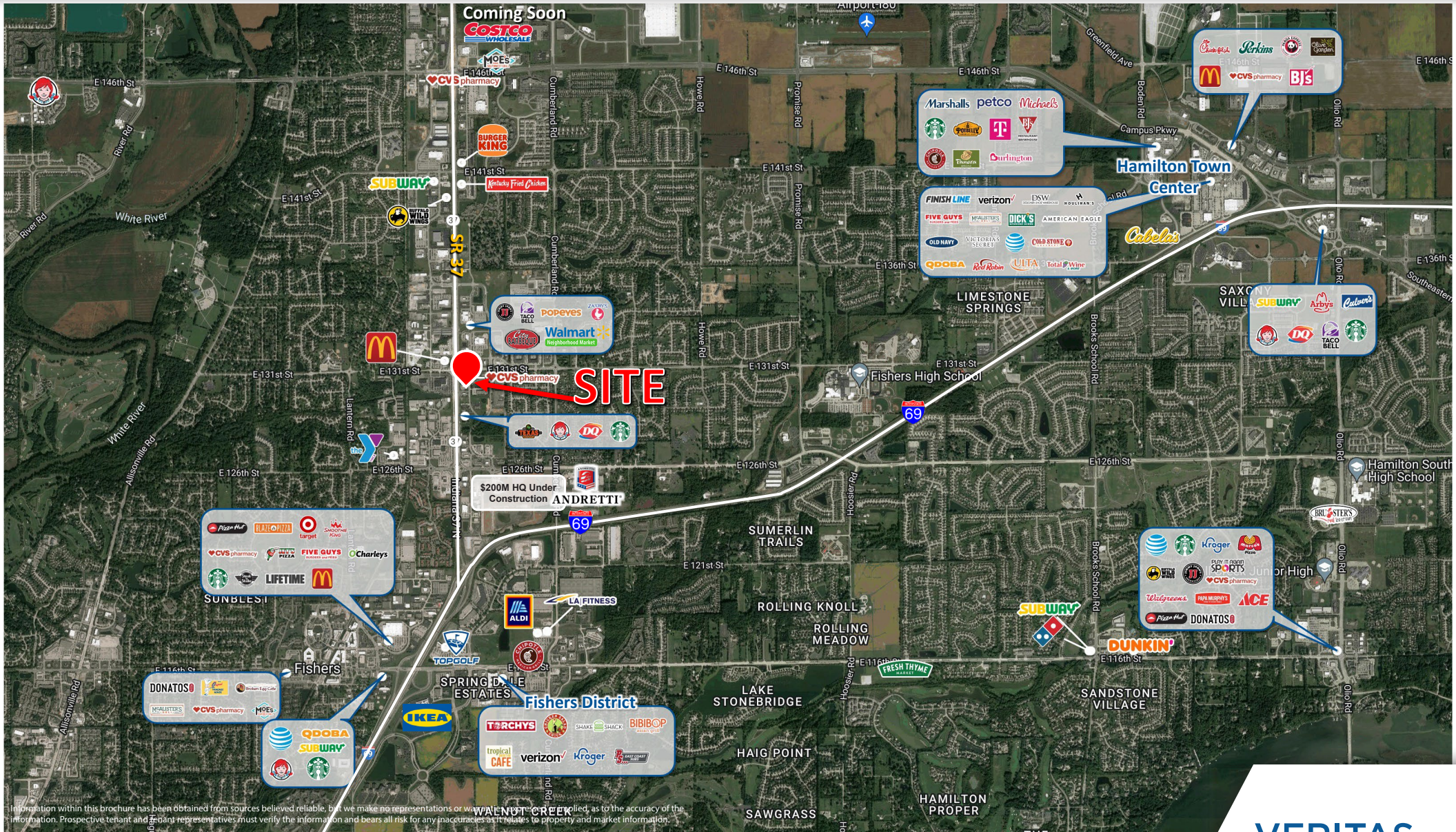
PROPERTY  
PHOTOS



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MARKET  
AERIAL



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