



ANNIE SCOTT REALTY GROUP
Commercial | Residential Real Estate Specialists



F.C. Tucker Company



7050 E 116TH ST, FISHERS, IN 46038



HISTORIC OFFICE SPACE FOR LEASE

\$21/PSF & \$3/CAM

SPACE: 4,430 SF / RENT: \$8,860

Property Summary

7050 E 116TH ST, FISHERS, IN 46038

Monthly Rent \$8,860

Property Type Office

Unit Size 4,430 SF

Lower Level Size 1,925 SF

Second Level Size 2,505 SF

Rent PSF \$21/PSF

CAM \$3/PSF

Utilities Utilities Included in CAM (Electric, Water, Sewage, Trash, Gas, Landscaping, Parking)

Lease Term 5 Years





Executive Summary

Discover the perfect blend of history, character, and functionality at The Eller House—an iconic piece of Fishers' heritage. Built in 1877 as a grand family farmhouse, this beautifully preserved two-story brick structure is one of the few remaining historic buildings in the area. Today, it stands as a testament to the successful transformation of a historic property into a modern commercial space, offering businesses the chance to work in a truly unique setting.

Every detail of The Eller House tells a story. From the 12-inch-thick brick walls, hand-formed and fired on-site, to the Victorian-era transom windows, carved oak mantels, and 10-foot ceilings, the space exudes timeless charm. The building offers a thoughtfully designed layout to meet today's business needs:

- **First Floor:** Multiple private offices, open workspace, a kitchen, and a shower for added convenience.
- **Second Floor:** High ceilings, additional private offices, and flexible open work areas.

Positioned on a high-visibility corridor, the property boasts excellent drive-by exposure and ample parking with 82 spaces, making it an ideal location for businesses seeking accessibility and prominence. Leasing space at The Eller House is more than just acquiring office space—it's becoming part of Fishers' rich history. Once the home of Civil War veteran and prominent farmer Fernando Eller, this property offers tenants a rare opportunity to work in a place where history and innovation coexist. Elevate your business with a workspace that's not only functional but also meaningful. Schedule a tour today and see why The Eller House is the perfect fit for your next chapter.

SECOND FLOOR



SECOND FLOOR



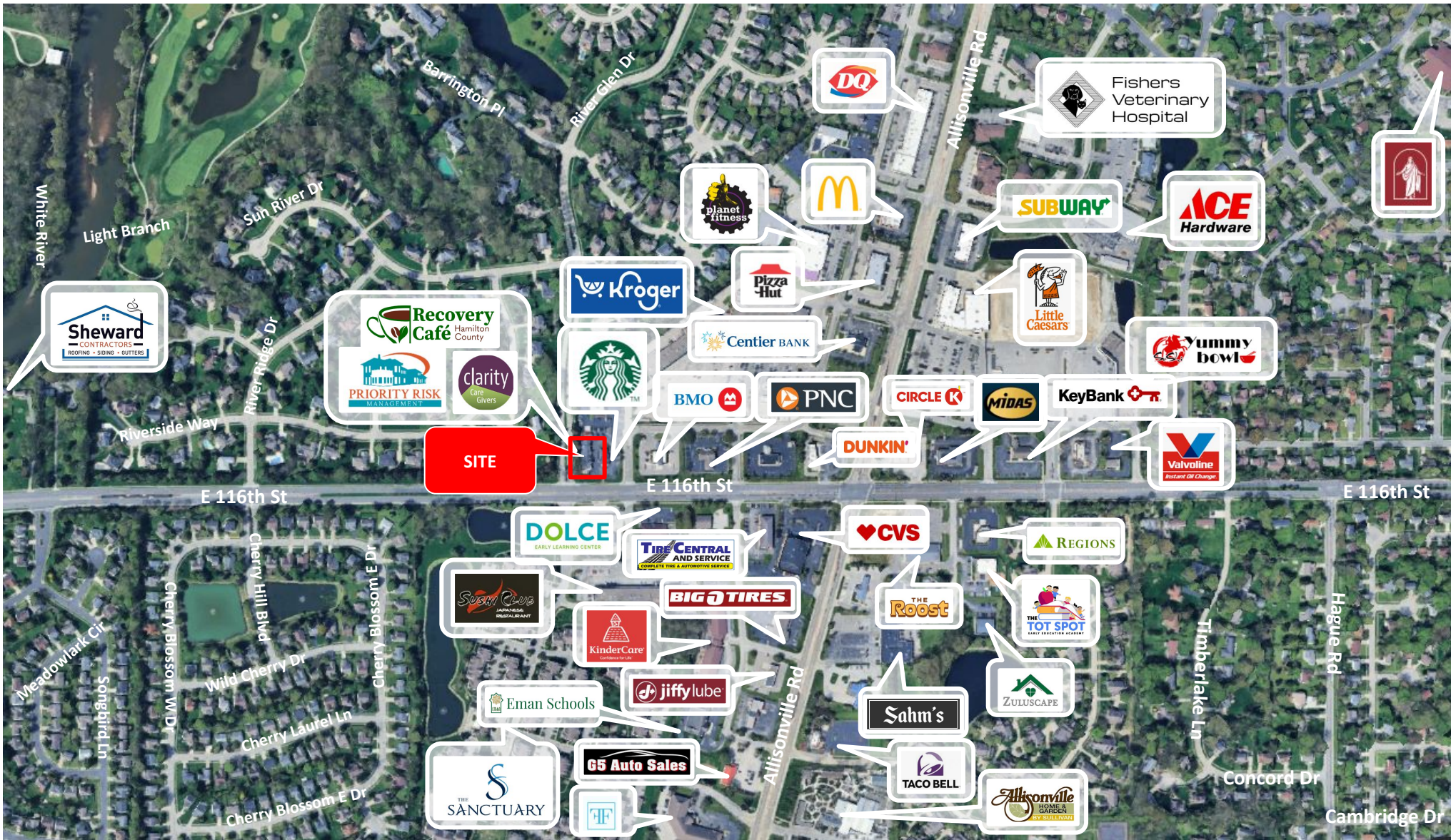
MAIN FLOOR



EXTERIOR



Neighborhood Map



DEMOGRAPHIC SUMMARY

7050 E 116th St, Fishers, Indiana, 46038

Rings: 1, 3, 5 mile radii

KEY FACTS

8,098

Population



3,443

Households

43.0

Median Age

\$78,707

Median Disposable Income

EDUCATION

1.4%

No High School Diploma



15.8%

High School Graduate



28.2%

Some College/Associate's Degree



54.5%

Bachelor's/Grad/ Prof Degree

INCOME

5 miles



\$106,723

Median Household Income



\$58,954

Per Capita Income



\$387,432

Median Net Worth

ANNUAL HOUSEHOLD SPENDING

1 mile



\$2,487

Apparel & Services



\$284

Computers & Hardware



\$4,127

Eating Out



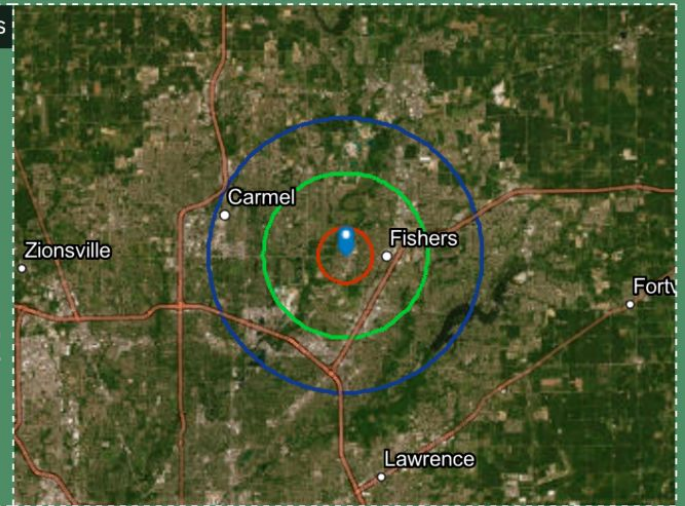
\$7,554

Groceries



\$8,257

Health Care



BUSINESS

1 mile



384

Total Businesses



3,607

Total Employees

Variables	1 mile	3 miles	5 miles
2023 Total Population	8,098	61,735	172,765
2023 Household Population	7,888	61,355	171,346
2023 Family Population	6,366	50,655	139,580
2028 Total Population	8,536	65,129	180,545
2028 Household Population	8,326	64,749	179,126
2028 Family Population	6,730	53,375	145,863



What's in My Community?

Places that make your life richer and community better

7050 E 116th St, Fishers, Indiana, 46038
5 miles



COMMUTE PROFILE

7050 E 116th St, Fishers, Indiana, 46038

Ring of 5 miles

This infographic provides information about how population age 16+ travels to work. This data comes from the American Community Survey (ACS) from the US Census Bureau. Read an in-depth analysis on the [ACS documentation page](#).

WORKERS



90,665

ACS Workers Age 16+



74.4%

Drove Alone to Work

TRANSPORTATION TO WORK



0.1%

Took Public Transportation



5.9%

Carpooled



1.0%

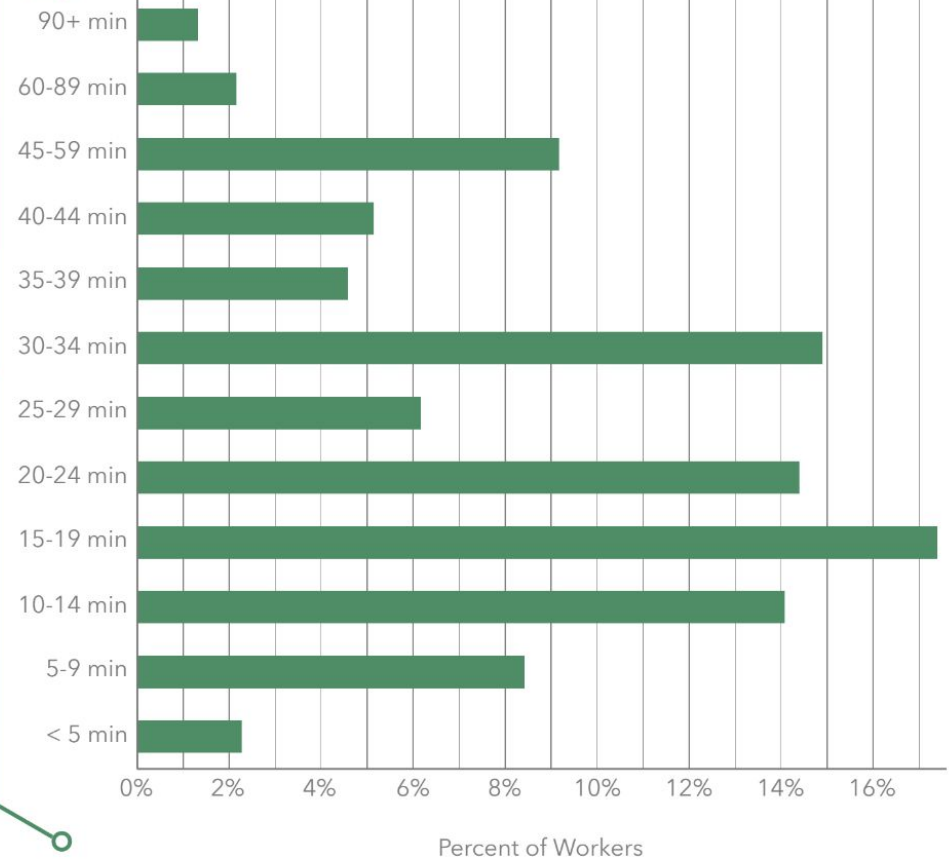
Walked to Work



0.1%

Bike to Work

TRAVEL TIME TO WORK



OFFICE MARKET PROFILE

7050 E 116th St, Fishers, Indiana, 46038
Ring of 5 miles

This infographic provides a set of key demographic, market potential and spending indicators that allow you to quickly understand the market opportunities and demographics of an area that provide powerful decision-making insight about office location.

[Learn more about this data](#)

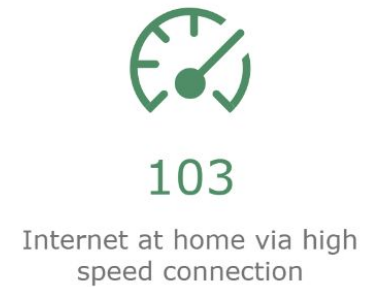


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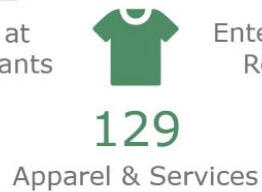
PROJECTED ANNUAL GROWTH RATE



INTERNET ACCESS (INDEX)



LIFESTYLE SPENDING (INDEX)



Tapestry segments

1B	Professional Pride 11,167 households	15.7% of Households	▼
1C	Boomburbs 10,089 households	14.2% of Households	▼
1D	Savvy Suburbanites 7,309 households	10.3% of Households	▼



AREA OVERVIEW

SMART. VIBRANT. ENTREPRENEURIAL.

Not just a tagline, Fishers is an evolving community that lives by those three words. The City of Fishers has become synonymous with growth and is consistently ranked as a top city in the USA.

In 2017, *Money Magazine* ranked Fishers the #1 place to live in America because of our great schools, low cost of living, and entrepreneurial buzz. We couldn't agree more. Fishers is well known as a city with a great quality of life. Our residents enjoy a myriad of amenities at their fingertips, including gathering spaces, trails, and nearby shopping districts.

In addition, the City of Fishers is regularly named one of the safest cities in the United States. These factors, coupled with our competitive cost of living and access to health care, show that it's no wonder why more people move to Fishers every year.

HEALTHCARE IN FISHERS

Fishers takes the health of residents seriously. Located in Hamilton County, consistently ranked as one of the healthiest counties in Indiana and in the United States, Fishers is an active community with highly accessible mental and physical healthcare options and resources for its residents. Take a look at Hamilton County's health profile below:

LEARN

Fishers is proudly home to the Hamilton Southeastern (HSE) School District, ranked at the top of public school ratings both in Indiana and across the nation. The forward-thinking HSE schools provide educational opportunities to ensure the success of each and every student.

The HSE School District consists of two high schools, Fishers High School and Hamilton Southeastern High School, four junior high schools, four intermediate schools, thirteen elementary schools, and twelve preschool classes.

WORK

Home to a growing number of entrepreneurial and innovative businesses, the City of Fishers offers a variety of jobs that allow residents to work close to home. Fishers is proud to be home to a collection of startups, co-working spaces, nationally recognized companies, and small, local businesses.

GEIST RESORVIOR

One attraction in Fishers is Geist Reservoir, offering activities like fishing and water skiing. The reservoir is located 5 miles (8 km) south of the Hamilton Town Center shopping complex and the downtown area of Fishers.

AWARDS & RECOGNITIONS

- #1 Place to Live in America - Money Magazine
- # 3 Safest Places in America - Movoto Real Estate
- #1 FastestGrowing Communities - Key School of Business
- #11 Best Place to Move - Forbes
- #1 Top 10 Cities for Families in U.S - BusinessWeek.com
- Outstanding Plan of the Year for the Community Art Master Plan - American Planning Association Indiana Chapter
- One of the Top Safest Cities in America - Movoto Real Estate
- Top 25 Suburbs for Retirement - Forbes
- One of the 10 Best Towns for Families - Family Circle

Source: www.fishers.in.us

FISHERS BY THE NUMBERS

Like the city, Fishers residents are smart, vibrant, and entrepreneurial. From 2010 to 2017, Fishers experienced rapid growth, increasing its population by nearly 19%. It continues to boast a growing population, remaining the fastest growing community in Indiana and the 53rd fastest growing city in the United States. It is estimated to reach a population of 140,000 by the year 2040.



104,701
Population



51.5
% Female



48.5%
Male



73.2%
Labor Force



\$145,532
Median Household Income



36.7
Median Age



\$398,000
Average Home Listing Price



\$266,000
Median Home Value



419
Current Homes for Sale



5,988
Apartment Units



\$1,585
Median Rent per Month



2.2%
Property Tax Rate

Source: www.fishers.in.us



7050 E 116TH ST.

FISHERS, IN 46038

EXCLUSIVELY LISTED BY:



Annie Scott
Realtor / Broker
Annie Scott Realty Group LLC
Mobile: 317-902-8622
Email: annie.scott@talktotucker.com

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