



ANNIE SCOTT REALTY GROUP

Commercial | Residential Real Estate Specialists



F.C. Tucker Company



7050 E 116TH ST STE 50, FISHERS, IN 46038



# HISTORIC OFFICE SPACE FOR LEASE

Lower Unit  
Main Unit

\$2,452/Month  
\$3,369/Month



# Main Level Unit

**7050 E 116TH ST STE 100, FISHERS, IN 46038**

Monthly Rent \$3,369

Property Type Office

Unit Size 1,925 SF

Rent PSF \$18/PSF

CAM \$3/PSF

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

Lease Term 5 Years, 3% Annual Escalation





# Lower Level Unit

7050 E 116TH ST STE 50, FISHERS, IN 46038

Monthly Rent \$2,452

Property Type Office

Unit Size 1,961 SF

Rent PSF \$12/PSF

CAM \$3/PSF

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

Lease Term 5 Years, 3% Annual Escalation





# 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 and Second floor spaces are divisible and have separate entrances.

- **First Floor Unit:** Multiple private offices, open workspace, a kitchen, and a shower for added convenience.
- **Lower Level Unit:** 2 Bathrooms, 1 Office, Kitchen, Conference Room, Desk Stalls

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.

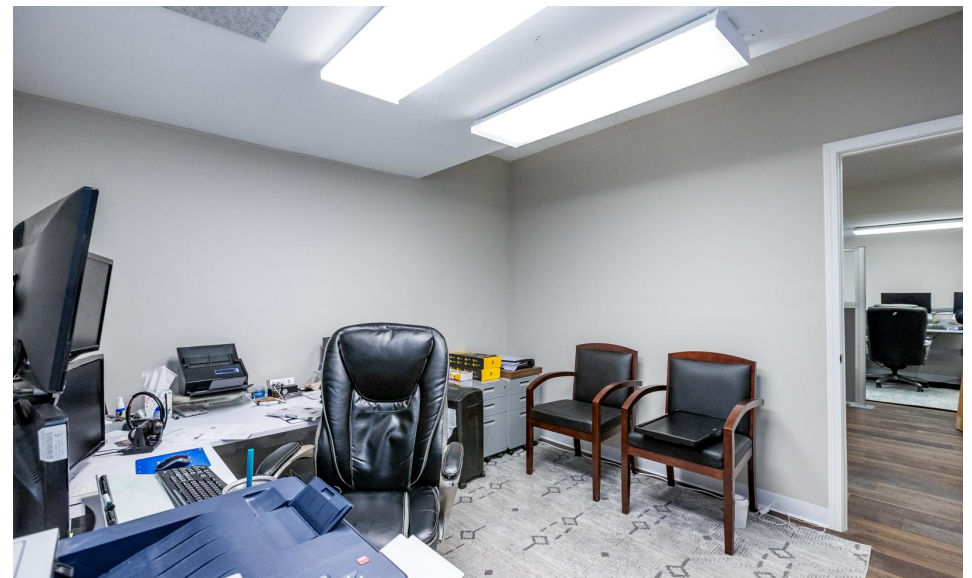


# Lower Level Unit





# Lower Level Unit





# Lower Level Unit





# Main Level Unit





# Main Level Unit





# Main Level Unit





# EXTERIOR





# Neighborhood Map





# DEMOGRAPHIC SUMMARY

7050 E 116th St, Fishers, Indiana, 46038 2

Rings: 1, 3, 5 mile radii

## KEY FACTS

5 miles

172,765

Population

38.5

Median Age



70,974

Households

\$85,468

Median Disposable Income

## EDUCATION

5 miles

1.9%

No High School Diploma



11.7%

High School Graduate



21.2%

Some College/Associate's Degree



65.2%

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

5 miles



\$3,068

Apparel & Services



\$353

Computers & Hardware



\$5,090

Eating Out



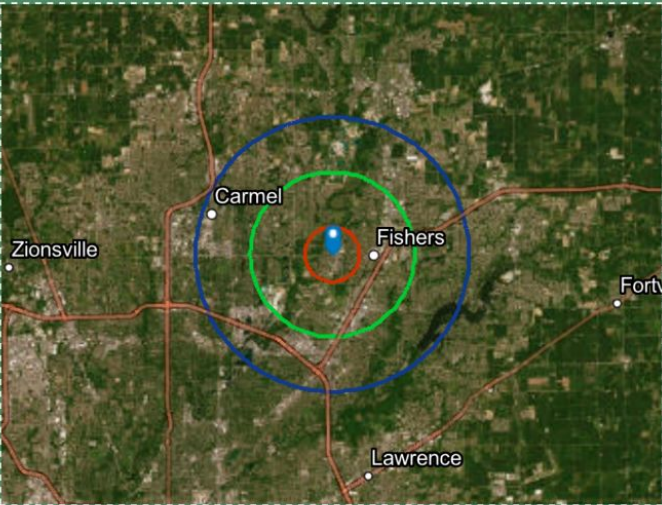
\$9,035

Groceries



\$9,349

Health Care



## BUSINESS

5 miles



9,705

Total Businesses



142,741

Total Employees

Variables	1 mile	3 miles	5 miles
2023 Total Population	7,716	61,735	172,765
2023 Household Population	7,513	61,355	171,346
2023 Family Population	6,073	50,655	139,580
2028 Total Population	8,121	65,129	180,545
2028 Household Population	7,918	64,749	179,126
2028 Family Population	6,411	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](#).

## TRANSPORTATION TO WORK



0.1%

Took Public Transportation



5.9%

Carpooled



1.0%

Walked to Work



0.1%

Bike to Work

## WORKERS



90,665

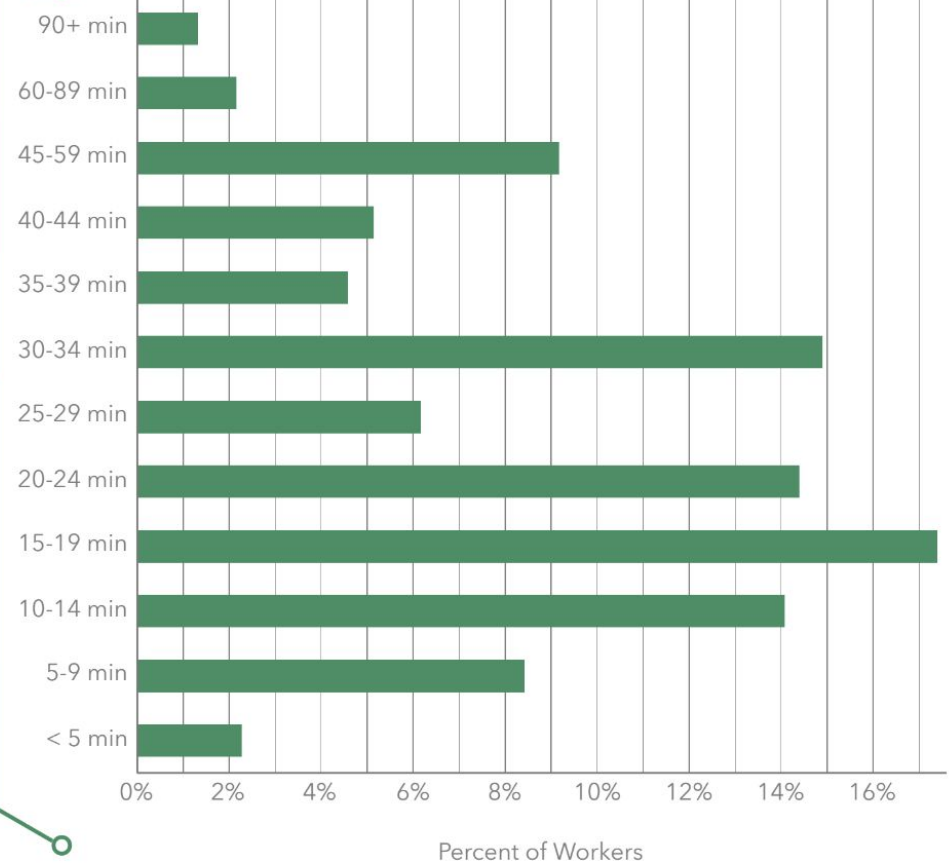
ACS Workers Age 16+



74.4%

Drove Alone to Work

## TRAVEL TIME TO WORK





# OFFICE MARKET PROFILE

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

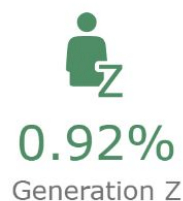
This infographic provides a set of key demographic, market potential and spending indicators that allow you to quickly understand the market opportunities and demographics of an area that provide powerful decision-making insight about office location.

[Learn more about this data](#)



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## PROJECTED ANNUAL GROWTH RATE



## INTERNET ACCESS (INDEX)



102

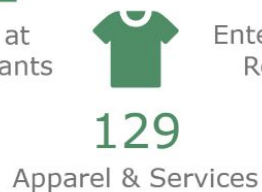
Access to Internet at home



103

Internet at home via high speed connection

## 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 Fastest Growing 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](http://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 53<sup>rd</sup> 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*



# 7050 E 116TH ST.

## FISHERS, IN 46038

### EXCLUSIVELY LISTED BY:



**Annie Scott**  
Realtor / Broker  
Annie Scott Realty Group LLC  
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Email: [annie.scott@talktotucker.com](mailto:annie.scott@talktotucker.com)

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