



SEPTEMBER 23, 2025

THOMPSONTHRIFT.COM

The Union

at Fishers District

FISHERS, IN



THE UNION
AT FISHERS DISTRICT



THOMPSON
THRIFT
A REAL ESTATE COMPANY

About Fishers, IN

- Ranked 3rd Best Places to Live (Money.com, 2019)
- America's Best City for Families (The Mortgage Reports, 2019)
- Top 10 Safest Cities in America (Movoto Real Estate)
- Ranked 7th Best Place To Live (Livability.com)
- \$157,701 Average Household Income
- 140% population growth since 2000
- Home to more than 104,000 residents
- Affluent suburb located less than 15 miles from downtown Indianapolis, IN
- Outstanding Plan of the Year: Community Art Master Plan – American Planning Association, IN Chapter
- Official home of The Indy Fuel, a professional minor league hockey affiliate of the Chicago Blackhawks and Hallet Sports & Entertainment (Early 2024)
- Future Andretti Racing Headquarters encompassing 575,000 SF (Early 2026)



The Yard at Fishers District



Nickel Plate District Amphitheater



Geist Reservoir
Avg. Home Price \$624,000 (Redfin, 2023)



2024 ACTUAL

Demographics

	1 mile	3 miles	5 miles	7 miles	10 miles
Population	8,939	64,672	173,252	295,775	545,621
Employee Population	9,209	38,091	75,652	160,392	266,631
Average Household Income	\$138,809	\$156,944	\$154,823	\$154,348	\$136,588
Median Household Income	\$122,611	\$127,919	\$125,693	\$125,923	\$110,316

Fishers is one of the **fastest-growing** communities in Indiana.

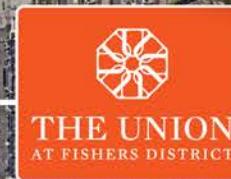
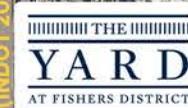
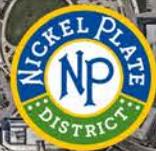
2028 EST.

Demographics

	1 mile	3 miles	5 miles	7 miles	10 miles
Population	9,705	68,502	185,327	318,790	588,625
Employee Population	9,652	38,008	78,086	162,125	268,484
Average Household Income	\$136,109	\$159,057	\$157,065	\$155,764	\$137,934
Median Household Income	\$125,187	\$130,275	\$128,738	\$128,878	\$113,794



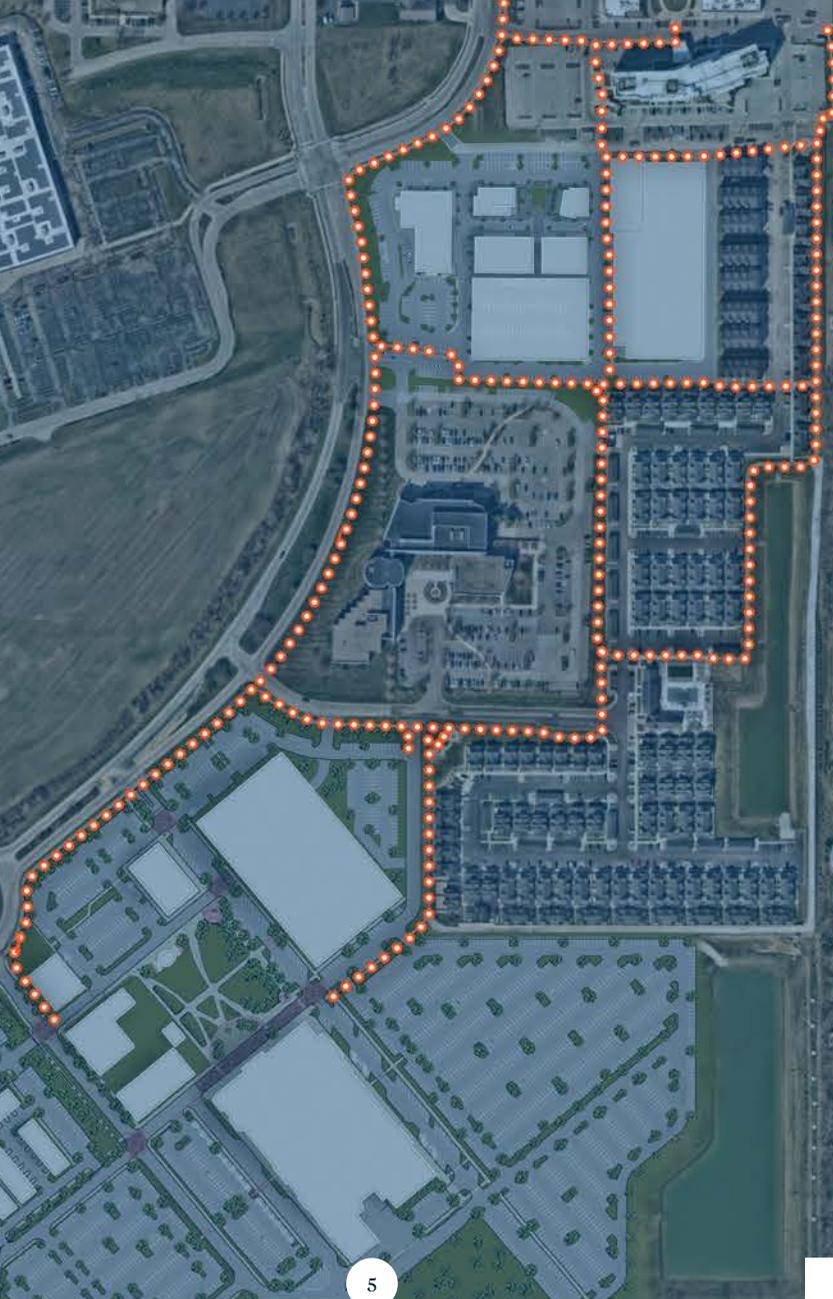
Nearby Retail



Walkability

Key

○○○○○○○○○ Pedestrian Walkway





135-ROOM HOTEL ABOVE

AVAILABLE 1,500 SF

WEST COAST SOUR DOUGH

everbowl

KITCHEN SOCIAL

RENOVA AESTHETICS
SALON SPA WELLNESS

SWTHZ

CUNNINGHAM RESTAURANT GROUP
(2 FLOORS)
8,100 SF

ICE CREAM

BAKERY

NATIONAL HEALTH FOOD
3,535 SF

The Oakmont

FITNESS
2,722 SF

FINE JEWELRY

Racha Thai

PIEDRA
MEXICAN STEAKHOUSE

70,000 SF OF OFFICE SPACE ABOVE

506 GARAGE SPACES

NIKU
SUSHI-KITCHEN-BAR

AVAILABLE/LOI

NEGOTIATING LEASE

SIGNED LEASE

MAPLE BRUNCH

AVAILABLE 2,604 SF

Unplug



LUXURY MULTIFAMILY COMMUNITY

PHASE 2

60,000 SF ACROSS
20 STOREFRONTS
UNDER DEVELOPMENT

SLATE

AT FISHERS DISTRICT

LUXURY MULTIFAMILY COMMUNITY

COMPLETED IN 2023

242 UNITS

KEY

- Multifamily
- Open
- Signed
- At-Lease
- LOI/Available







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UNION FLATS

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ABOUT OUR TEAM

World class team members from the ground up.

At Thompson Thrift we strive to achieve our core values of excellence, service and leadership every day. Our teams work with our partners to ensure they are receiving the service they expect and deserve.



Ryan Menard

VP OF DEVELOPMENT

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