



JUNE 29, 2026

THOMPSONTHRIFT.COM

The Union

at Fishers District

FISHERS, IN



THE UNION
AT FISHERS DISTRICT



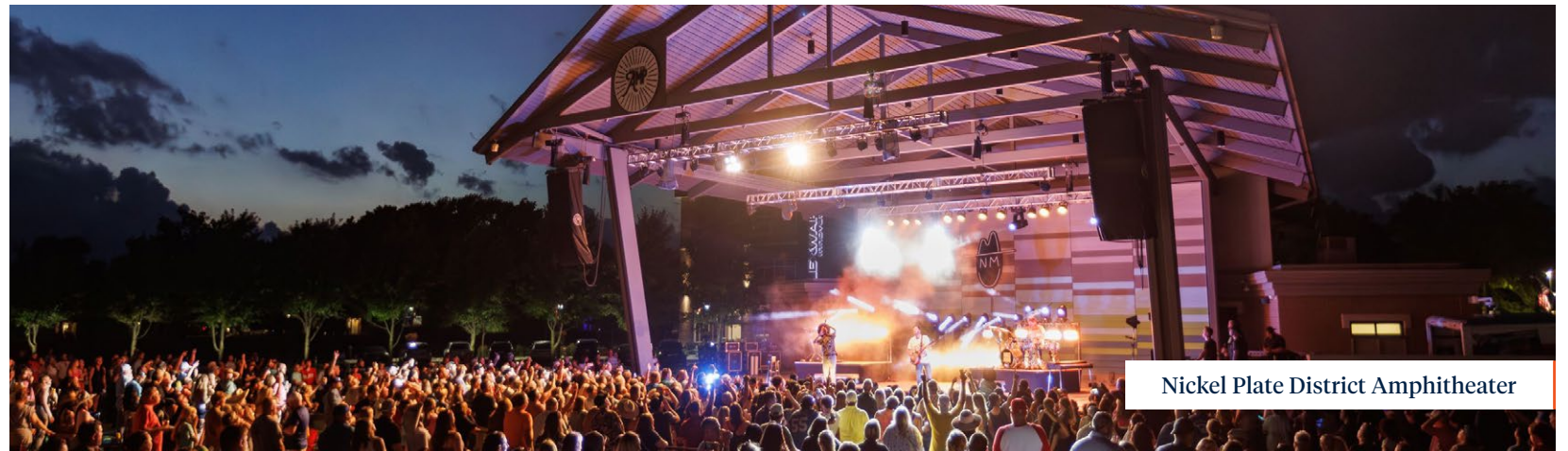
THOMPSON
THRIFT
A REAL ESTATE COMPANY

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.

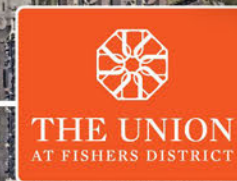
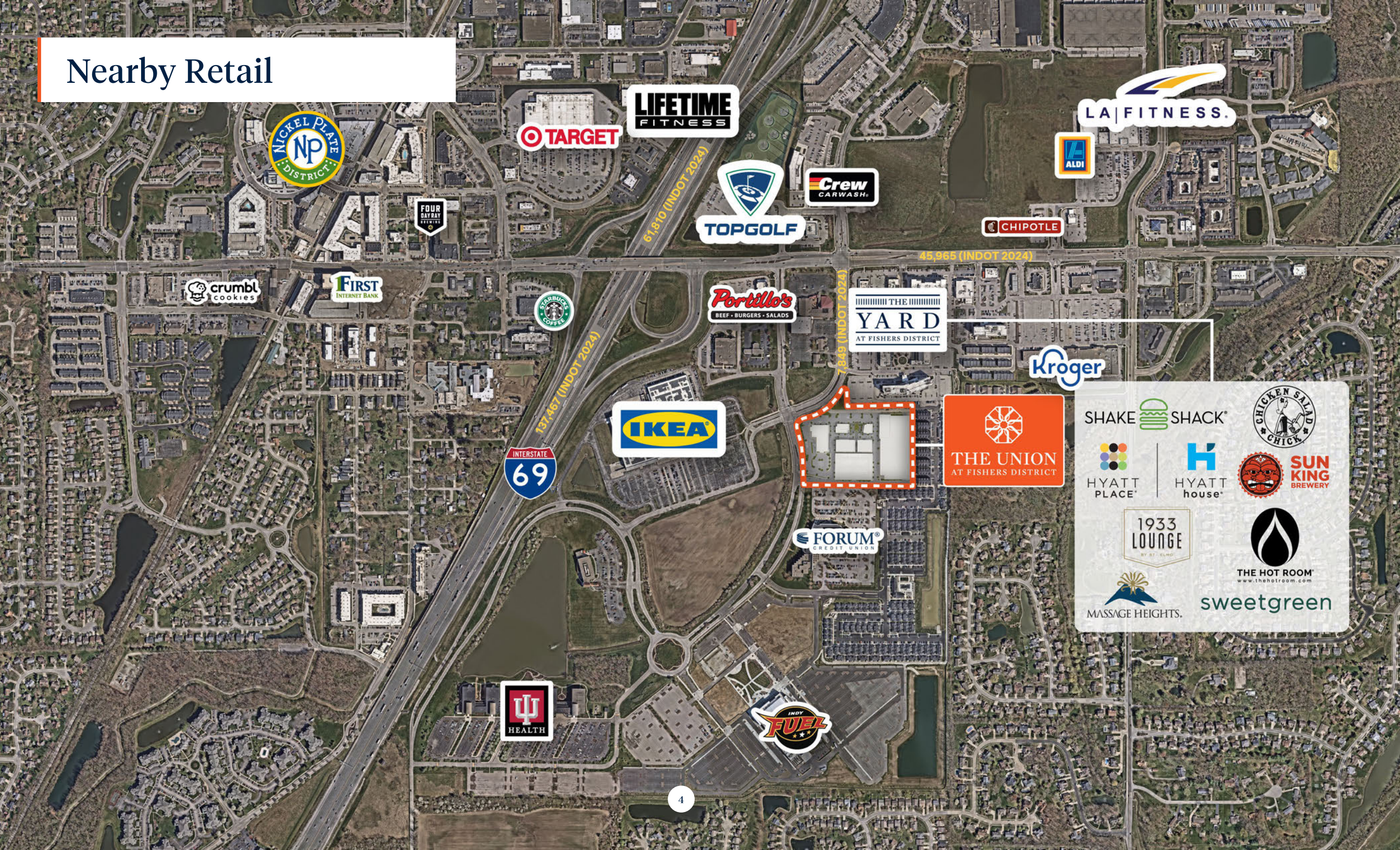
2028 EST.

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

oooooooooooo Pedestrian Walkway





135-ROOM HOTEL ABOVE

Racha Thai

everbowl

KITCHEN SOCIAL

RENOVA AESTHETICS

SWTHZ

CUNNINGHAM RESTAURANT GROUP (2 FLOORS) 8,100 SF

TOUS les JOURS

FLOWER CHILD

The Oakmont

AVAILABLE 2,722 SF

FINE JEWELRY

PIEDRA MEXICAN STEAKHOUSE

70,000 SF OF OFFICE SPACE ABOVE

506 GARAGE SPACES

NIKU SUSHI KITCHEN BAR

JETSET MODERN PILATES

AVAILABLE 2,165 SF

Unplug

AVAILABLE/LOI

NEGOTIATING LEASE

SIGNED LEASE



THE UNION FLATS

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





















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

rmenard@thompsonthrift.com

Direct 317-853-5422

