

WHITESTOWN PARKWAY

ZIONSVILLE | INDIANA



\$165,000

Average Household Income

Triple-Net Leases

with Management Reimbursement

Transferable Roof Warranty

11 Years Remaining

Dense Commercial &

Residential Area

Affluent & Fastest-Growing

Indianapolis Submarket

The Klink Group of Marcus & Millichap, as exclusive advisor, is pleased to present the opportunity to acquire **Whitestown Parkway**, a **100% occupied Class A multi-tenant retail strip center** located in Zionsville, Indiana within the Indianapolis MSA.

Constructed in 2018, the Property features **high-quality Class A construction**, including a brick and stone façade, professionally maintained landscaping, **no deferred maintenance**, and approximately **11 years of remaining roof warranty coverage**. Whitestown Parkway is fully leased to a diverse tenant roster consisting of Marco's Pizza, Palm Beach Tan, Pet Wellness Clinic, GNC, and Desi Chowrastha Indian Restaurant. All tenants operate under **triple-net lease structures** and reimburse their pro-rata share of common area maintenance expenses, real estate taxes, insurance, and management fees. Additionally, **all tenants, with the exception of Palm Beach Tan, are responsible for HVAC replacement** throughout the remainder of their lease terms.

The Property is situated on 1.15 acres along Whitestown Parkway within the municipality of Whitestown and utilizes a Zionsville mailing address, which is common throughout the surrounding trade area. Positioned along a **heavily traveled retail corridor** with traffic counts of approximately **30,000 vehicles per day**, the Property benefits from **exceptional visibility and accessibility**. Located between downtown Zionsville, one of **Indianapolis' most affluent and desirable suburban communities**, and Interstate 65, which carries approximately 95,000 vehicles per day, the Property is surrounded by a **dense concentration of national retailers, residential developments, and employment centers**.

Whitestown has emerged as one of **Indiana's fastest-growing communities**, driven by substantial residential, industrial, commercial, and mixed-use development. Its **strategic location along Interstate 65 and proximity to downtown Indianapolis** have attracted significant corporate investment and large-scale distribution facilities, establishing Whitestown as one of the Midwest's premier logistics and employment hubs. The market is supported by **more than 15 million square feet of Class A industrial and distribution space**, generating a substantial daytime population and workforce. Surrounding demographics are exceptionally strong, with **average household incomes exceeding \$165,000** and a **rapidly growing population of affluent households**.

Whitestown Parkway presents investors with the opportunity to acquire a **fully stabilized Class A retail asset** within one of the fastest-growing and **most affluent submarkets in the Indianapolis MSA**. The Property offers **future revenue growth** through tenant renewal options and the potential to **capture market rent growth over time**, all within a supply-constrained trade area supported by **strong demographics, robust population growth, and significant ongoing residential development**.



WHITESTOWN PARKWAY

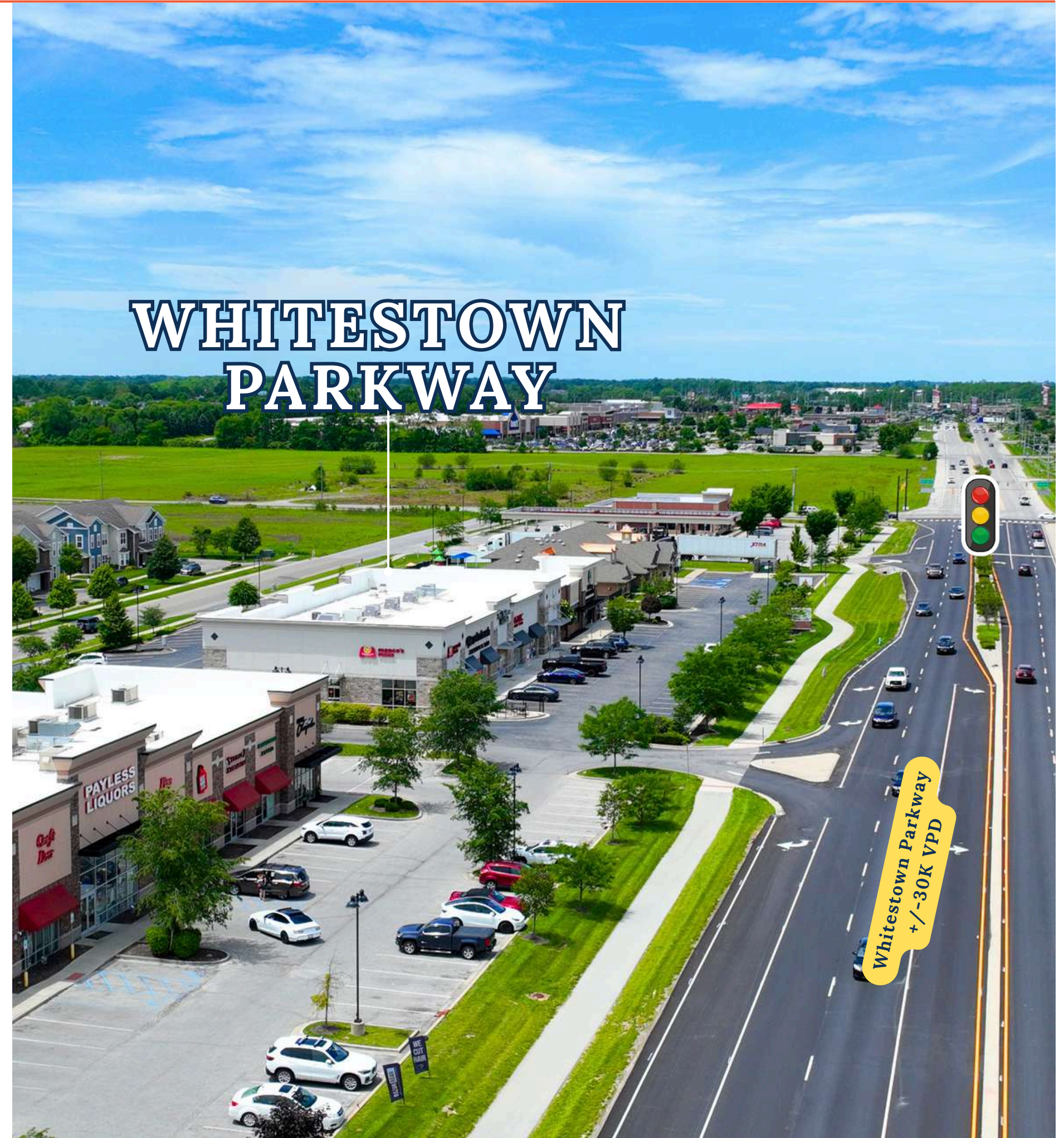
ZIONSVILLE | INDIANA

PROPERTY DETAILS

Address	7119 Whitestown Parkway Zionsville, IN 46077		
GLA	11,332 SF		
Year Built	2018		
Lot Size	1.15 Acres		
County	Boone		
Parcel	021-12681-00		

FINANCIAL DATA

Offering Price	\$4,475,000	Price Per SF	\$394.90
NOI-Year 1	\$291,068	Occupancy	100%
Cap Rate-Year 1	6.50%	Number of Suites	5



PALM BEACH TAN®



DESI CHOWRASTHA

INVESTMENT HIGHLIGHTS

WHITESTOWN PARKWAY

CLASS “A” CONSTRUCTION | TRIPLE-NET LEASES | ROOF WARRANTY

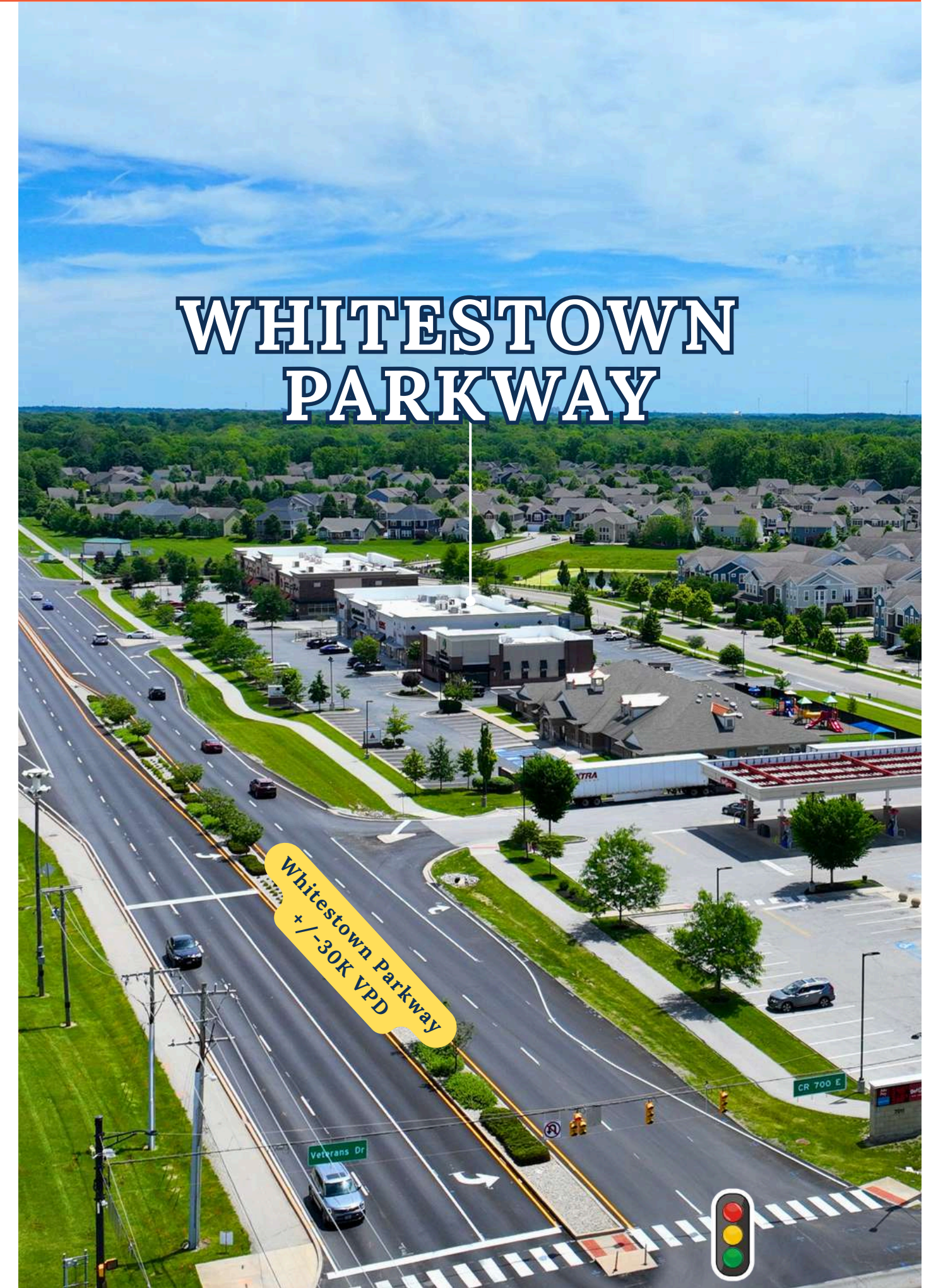
- All Tenants Operate Under Triple-Net Leases, Reimbursing Their Pro-Rata Share of Landlord Operating Expenses (CAM, Real Estate Taxes, Property Insurance, and Management Fee)
- 2018 Class “A” Construction with High-Quality Finishes and Facade and Professionally Maintained Landscaping
- Transferable Roof Warranty in Place with 11 Years Remaining

AFFLUENT SUBMARKET | HIGH BARRIERS TO ENTRY | SURROUNDED BY NATIONAL RETAILERS | GROWING RESIDENTIAL COMMUNITIES

- The Property is Located in the Zionsville/Whitestown Area of Indianapolis, a Nationally-Recognized and Top-Tier Submarket with a 1-Mile Average Household Income of Approximately \$165,000
- Located along Whitestown Parkway, Whitestown's Premier Retail Corridor, the Property Benefits from Approximately 30,000 vehicles per day and is Surrounded by a High Concentration of National Retailers and Rapidly Expanding Residential Communities
- Generational Wealth Opportunity to Acquire a Class “A” Retail Asset in a Fast-Growing and Highly-Sought After Affluent Submarket with Below Market Rents

MAJOR EMPLOYMENT BASE | TOP-TIER SCHOOLS | RECENT & CURRENT DEVELOPMENTS

- Whitestown is One of Indiana’s Fastest-Growing Communities and Employment Hubs, Anchored by More than 15 Million Square Feet of Class A Logistic, Distribution and Industrial Space Occupied by Major Employers Including Amazon, Walmart, Home Depot, Hershey’s, Shein, Cummins, Chewy, and Many More
- Whitestown is Served by the Award-Winning Zionsville Community Schools, Ranked Among the Top School Districts in Indiana and Recognized as the #3 Best School District in the State by Niche, Making the Community Highly Attractive to Families and Supporting Continued Residential and Commercial Growth Throughout Boone County
- More than \$1 Billion in Recent and Current Development Projects Surround the Subject Property, Including Industrial, Commercial, Mixed-Use, Residential, and Recreation Investments such as the \$135M Wrecks Redevelopment, \$110M Padgett Commons Mixed-Use Development, \$77M Ring Container Technologies Expansion, \$150M RayzeBio Pharmaceutical Campus, a \$35M Kroger Marketplace and Many More







INTERSTATE 65
+/-95K VPD

13M+ SF Class "A"
Warehouse & Distribution Campus

West Haven Luxury Apartments
-250 Units-

Proposed Future Development
-HyVee Grocery Store & Gas Station & Outlots-

Alinium at Zionsville Apartments
-260 Units-

Whitestown Parkway
+/-30K VPD

WHITESTOWN PARKWAY





15M+ SF
Industrial/Distribution Submarket

+/- \$165,000
Average Household Income

+/- \$1 Billion
Recent & Current Developments

1.5 Percent
Retail Market Vacancy

+/- \$420 Million
3-Mile Consumer Spending

Whitestown Parkway
+/-30K VPD

INTERSTATE 65
+/-95K VPD



WHITESTOWN PARKWAY

ZIONSVILLE | INDIANA

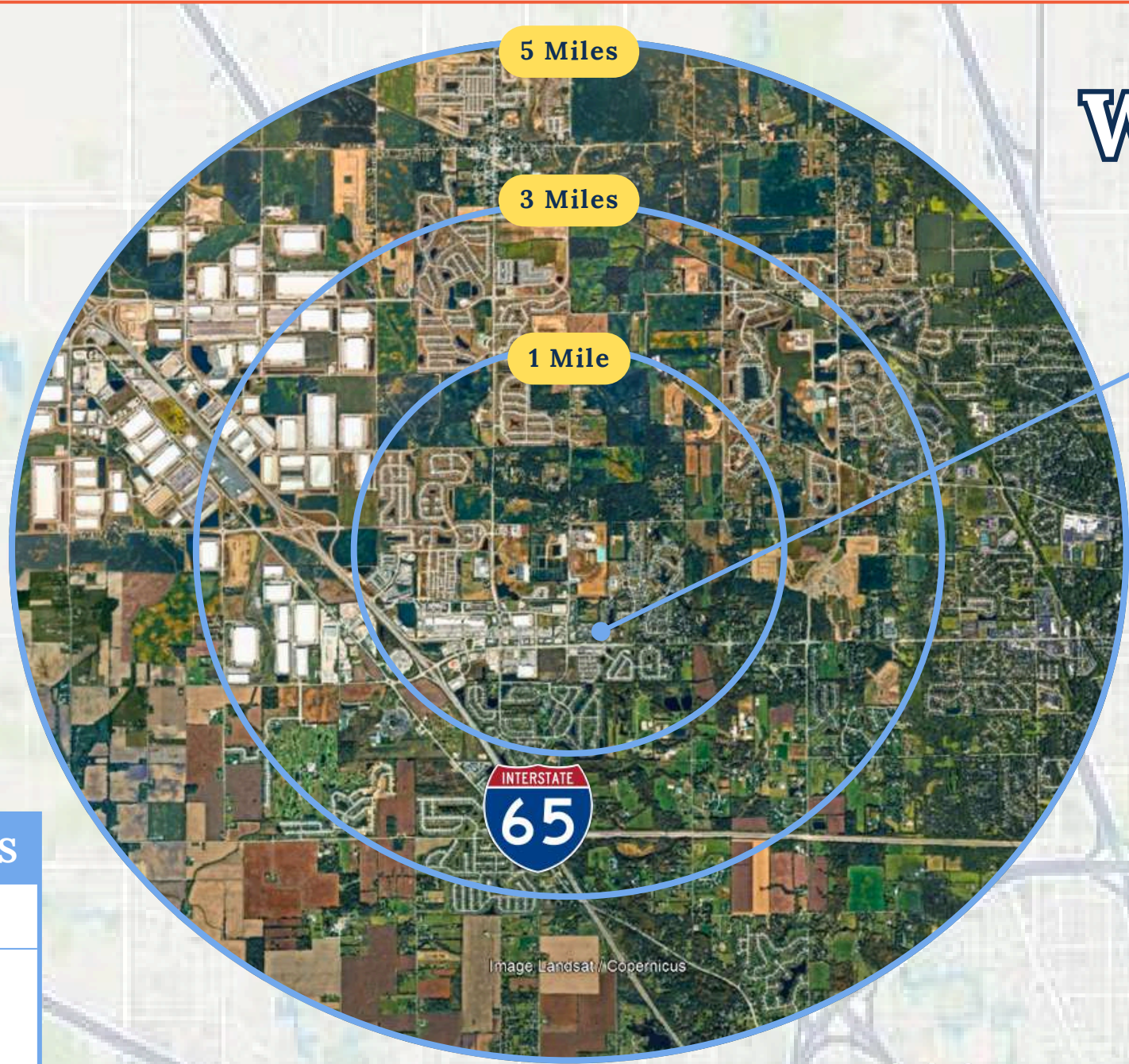
WHITESTOWN PARKWAY IS CLOSE TO MAJOR AFFLUENT AREAS & DOWNTOWN INDIANAPOLIS

CARMEL, INDIANA
15 Minutes

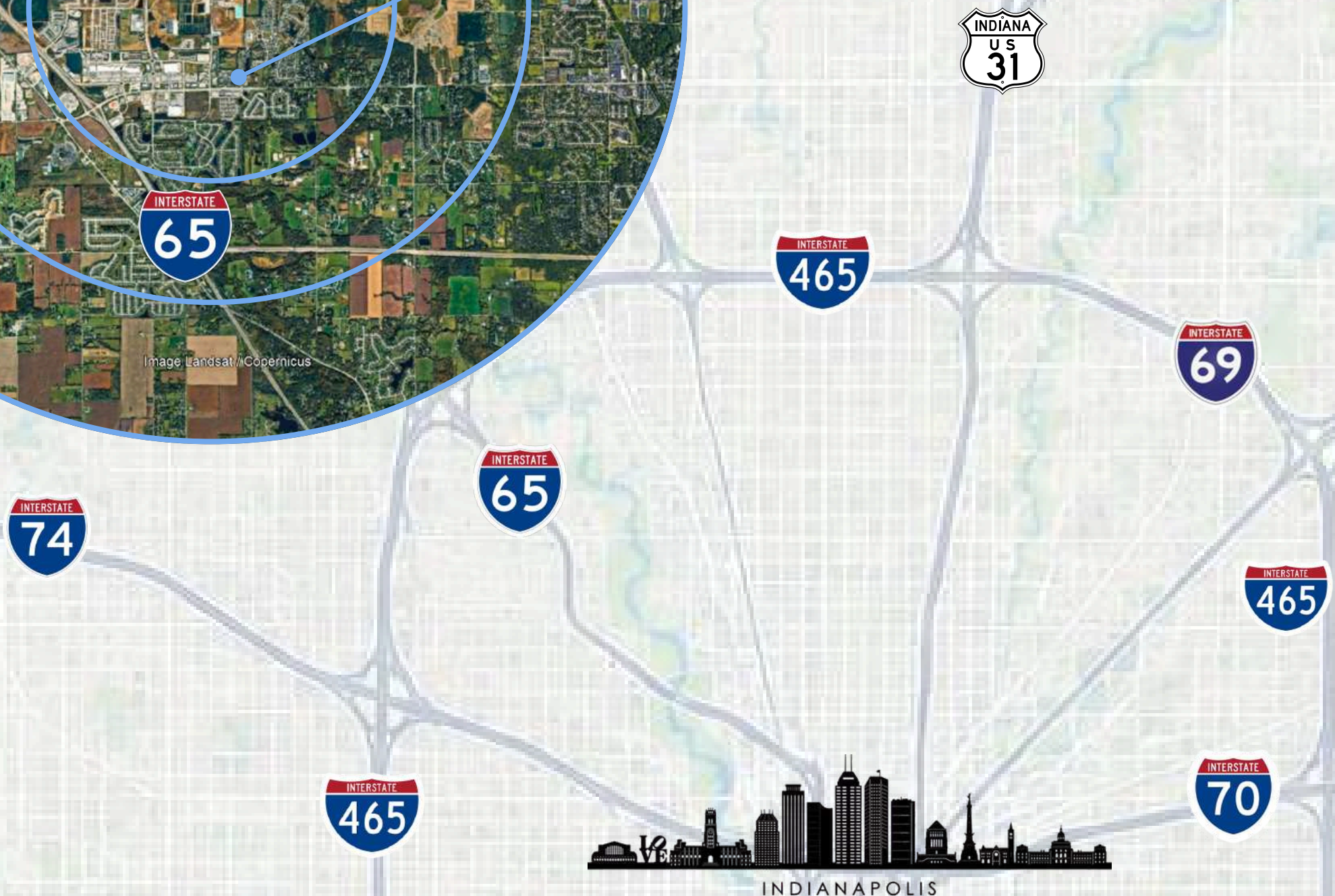
WESTFIELD, INDIANA
20 Minutes

INDIANAPOLIS, INDIANA
20 Minutes

FISHERS, INDIANA
30 Minutes



	1 MILE	3 MILES	5 MILES
POPULATION			
2020 Population	5,505	24,061	44,457
2025 Population	5,910	28,108	50,981
2030 Population Projection	6,395	30,749	55,480
Median Age	34.8	37.5	39.8
HOUSEHOLDS			
2020 Households	1,923	8,479	16,133
2025 Households	2,073	9,971	18,593
2030 Population Projection	2,250	10,940	20,287
AVG. HOUSEHOLD INCOME			
2025 Approximate	\$166,218	\$166,393	\$168,669





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PLEASE CONSULT THE KLINK GROUP FOR MORE DETAILS

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For More Information:

Jordan Klink

Senior Managing Director of Investments
The Klink Group of Marcus & Millichap
Phone: 317-218-5316
Cell: 317-250-6734
Email: Jordan.Klink@marcusmillichap.com
License: RB14043752

Richard Niewiadomski

The Klink Group of Marcus & Millichap
Phone: 317-218-5345
Cell: 317-502-2539
Email: Richard.Niewiadomski@marcusmillichap.com
License: RB21000331

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