

Greenbrook Shoppes

Indianapolis | IN



100% Occupied 56,992 SF Shopping Center in Indianapolis, IN



Greenbrook Shoppes

Indianapolis | IN

Presented by the Patton | Wiles | Fuller Group of Marcus & Millichap:

Marcus & Millichap
PATTON | WILES | FULLER GROUP



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Additional Centers Available From The Same Seller

Click to View Additional OM's

Property Name	Address	City	State	List Price	Cap Rate	Occupancy	GLA (SF)	Price/SF	Link to OM
Southport Village Center	7015 Madison Ave	Southport	IN	\$2,040,000	8.00%	100%	10,515	\$194	View OM
College Park Place	3661 W 86th St	Indianapolis	IN	\$4,025,000	7.75%	100%	19,676	\$205	View OM
Eastgate Shopping Center	948 Old State Rte 74	Batavia	OH	\$3,550,000	7.50%	94%	20,520	\$173	View OM

Greenbrook Shoppes

Indianapolis | IN

Offering Price

\$8,840,000

Cap Rate 8.00%

Price Per SF \$155

Gross Leasable Area 56,992 SF

Occupancy 100%

Year Built 1986



8319 US 31 S
Indianapolis | IN 46227

Vital Data

Net Operating Income \$707,342

Year 1 Cash-on-Cash Return 8.55%

Year 1 Total Return 13.89%

Proposed Financing

Loan Amount \$6,630,000

Loan-to-Sale Ratio 75.00%

Interest Rate 6.00%

Amortization 25 Years

Term 10 Years

Annual Debt Service \$512,606

Loan Constant 7.73%

Debt Service Coverage Ratio 1.38

Executive Summary

[Click to View Google Map](#)

[Click to View Street View](#)

Major Tenants

Tenant	GLA	Lease Exp	Lease Type
Circle City Bargains	26,190 SF	11/2027	NNN
Discount Tire	8,500 SF	12/2030	NNN
Ichiban Japanese Restaurant	5,785 SF	10/2028	NNN
Abuelito Mexican Restaurant	4,260 SF	3/2029	NNN
Chokiel	2,400 SF	9/2028	NNN
Manpower Group	1,792 SF	2/2028	NNN
Honey Baked Ham	1,776 SF	9/2026	NNN



Investment Highlights



- 100% Occupied 56,992 SF Shopping Center Positioned Along US-31 (S. Meridian St) | High Visibility in Major Indianapolis Corridor
- Discount Tire Recently Renovated Their Entire Store at Own Cost of Over \$300,000
- New Roof in 2024 with 15 Year Warranty Over Circle City Bargains, Abuelito Mexican and Ichiban

- Dense Demographics – Over 209K People in 5-Mile Radius | Avg. Household Income Exceeding \$83,000
- Below Market Average Rent/SF of \$13.87 with 18% of the GLA Having No Options
- Excellent Ingress/Egress Along US-31 | Positioned in a Retail Node with Heavy Commuter & Destination Traffic

- Regional Consumer Spending Power of \$2 Billion+ Annually Within 5 Miles
- Long-Term Stability from Regional Draws Including Indianapolis International Airport, IU Health, and Major Employers
- Strong Retail Trade Area with Over 3.5 Million SF of Surrounding Retail Inventory
- Offered Below Replacement Cost at \$155/SF
- Located on Major Retail Corridor with Good Frontage and Over 39K VPD
- Anchored by Circle City Bargains, Discount Tire and Ichiban Japanese Restaurant | Strong Daily Traffic Generators
- Surrounded by Major Regional Retail Draws Including Walmart, Hobby Lobby, TJ Maxx, Lowes, Burlington, Ross, Marshalls, and HomeGoods

Greenbrook Shoppes

Indiana's Giant
Hubler
NISSAN


HONDA

sleep  number.


Raising Cane's
CHICKEN FINGERS

38,094 VPD
At Intersection


Skyline
CHILI

T-Mobile

FedEx

FedEx Office

US 31 S - 39,818 VPD

Crew
CARWASH

Crew
CARWASH

Walmart

DOLLAR TREE

IHop

OUTBACK STEAKHOUSE

FIVE GUYS BURGERS and FRIES

39,818 VPD US 31 S

PET SMART

Burlington

CVS pharmacy

Wendy's

PENN STATION EAST COAST SUBS

Ruby Tuesday

Michaels Where Creativity Happens

BUFFALO WILD WINGS GRILL & BAR

HOBBY LOBBY

Mary Bryan Elementary School

Greenbrook Shoppes

8319 S 31 S

Indiana's Giant Hubler NISSAN

HONDA

TJ-maxx ULTA BEAUTY carter's

FRESH THYME FARMERS MARKET

CHUCK E. CHEESE'S Where A Kid Can Be A Kid

CHIPOTLE MEXICAN GRILL

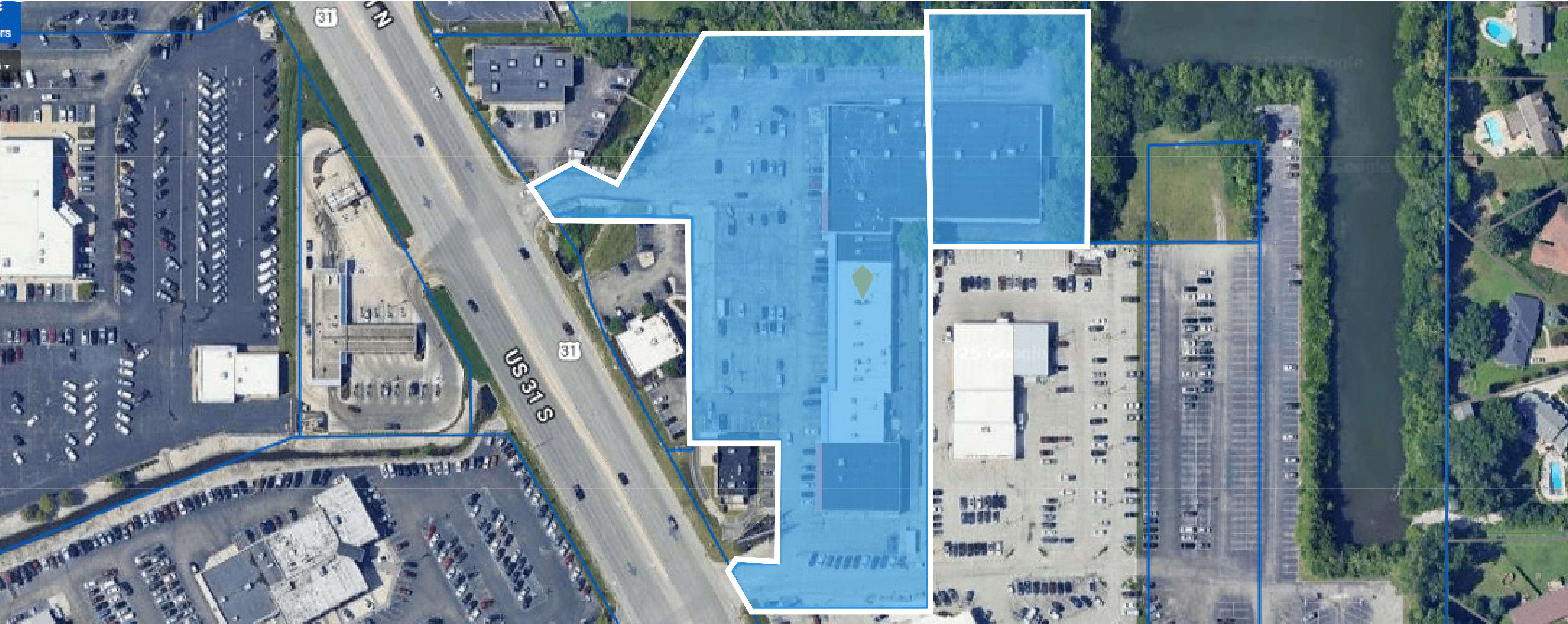
FIRST WATCH

LOWE'S

Jack in the box

Anchored by Circle City Bargains, Discount Tire and Ichiban Japanese Restaurant | Strong Daily Traffic Generators





Parcel Map & Tax Summary

Parcel Data	Acreage	Parcel Number	Tax Value	2024 Taxes (Payable 2025)	Effective Tax Rate
Parcel #1	4.08	49-15-19-113-005.000-500	\$2,740,700	\$79,655	2.91%
Parcel #2	1.41	49-15-19-113-007.000-500	\$486,100	\$14,232	2.93%
TOTALS:	5.49		\$3,226,800	\$93,888	2.91%

**All Data Per Marion County Auditor*

Greenbrook Shoppes

Indianapolis | IN

8319 US 31 S
Indianapolis, IN 46227

Property Physical Details

Year Built	1986
Topography	Level
Construction	Masonry
Number of Tax Parcels	Two
Parcel Numbers	49-15-19-113-005.000-500 49-15-19-113-007.000-500

Class	B
Parking Spaces	39
Parking Surface	Asphalt
Roof	TPO
HVAC	Roof Mounted

Tenant Summary - Rent Roll

Suite	Tenant	Square Feet	% BLD Share	Commencement Date	Expiration Date	Annual Rent	Annual Rent/SF	Renewal Options	Lease Type	Expense Reimb.	Tenant GPI	Lease Term Remaining		
8245 & 8251	Circle City Bargains	26,190	45.95%		11/1/2022	11/30/2027	\$288,480	\$11.01	(2) 5 Year	NNN	\$5,938	\$294,418	1.91	
				inc	12/1/2026	11/30/2027	\$297,134	\$11.35						
				opt	12/1/2027	11/30/2032	Annual 3% Increases							
				opt	12/1/2032	11/30/2037	Annual 3% Increases							
8329	Discount Tire (1)	8,500	14.91%		1/1/1996	12/31/2030	\$132,000	\$15.53	(3) 5 Year	NNN	\$30,410	\$162,410	5.00	
				opt	1/1/2031	12/31/2035	\$145,200	\$17.08						
				opt	1/1/2036	12/31/2040	\$159,720	\$18.79						
				opt	1/1/2041	12/31/2045	\$175,692	\$20.67						
8265	Ichiban Japanese Restaurant	5,785	10.15%		10/1/2022	10/31/2028	\$108,000	\$18.67	(1) 3 Year	NNN	\$27,177	\$135,177	2.83	
				inc	11/1/2026	10/31/2028	Annual 4% Increases							
				opt	11/1/2028	10/31/2031	Annual 4% Increases							
8249	Abuelito Mexican Restaurant (2)	4,260	7.47%		7/10/2020	3/31/2029	\$75,405	\$17.70	(1) 5 Year	NNN	\$21,027	\$96,432	3.25	
				inc	4/1/2027	3/31/2029	Annual 4.2% Increases							
				opt	4/1/2029	3/31/2034	\$81,900	\$19.23						
				inc	4/1/2032	3/31/2034	\$84,348	\$19.80						
8315	Chokiel	2,400	4.21%		5/16/2017	9/30/2028	\$33,600	\$14.00	N/A	NNN	\$9,998	\$43,598	2.75	
				inc	10/1/2026	9/30/2028	Annual 5% Increases							
8311	Manpower Group (3)	1,792	3.14%		10/4/2017	2/28/2028	\$20,745	\$11.58	N/A	NNN	\$6,411	\$27,156	2.16	
				inc	3/1/2027	2/28/2028	\$21,782	\$12.16						
8309	Honey Baked Ham	1,776	3.12%		10/1/2019	9/30/2031	\$27,972	\$15.75	(1) 5 Year	NNN	\$7,962	\$35,934	5.75	
				inc	10/1/2026	9/30/2031	\$31,968	\$18.00						
				opt	10/1/2031	9/30/2036	\$33,566	\$18.90						

Tenant Summary - Rent Roll

Suite	Tenant	Square Feet	% BLD Share	Commencement Date	Expiration Date	Annual Rent	Annual Rent/SF	Renewal Options	Lease Type	Expense Reimb.	Tenant GPI	Lease Term Remaining
8317	Honey Asian Grocery	1,400	2.46%	5/16/2017	9/30/2027	\$13,482	\$9.63	N/A	NNN	\$5,465	\$18,947	1.75
8319	Naked Zero Salon (4)	1,300	2.28%	10/15/2020	6/30/2029	\$24,365	\$18.74	N/A	NNN	\$6,514	\$30,880	3.50
				inc 7/1/2027	6/30/2029	Annual 5% Increases						
8325	Sun and Sunchine Coast (5)	1,300	2.28%	11/8/2019	1/31/2030	\$23,205	\$17.85	N/A	NNN	\$6,431	\$29,636	4.08
				inc 2/1/2027	1/31/2030	Annual 5% Increases						
8305	Inkstinct Tattoo (6)	1,189	2.09%	12/3/2018	3/31/2028	\$21,207	\$17.84	N/A	NNN	\$5,227	\$26,434	2.25
				inc 4/1/2027	3/31/2028	\$22,255	\$18.72					
8307	AE Ammo	1,100	1.93%	12/1/2025	11/30/2028	\$19,800	\$18.00	N/A	NNN	\$5,453	\$25,253	2.92
				inc 12/1/2026	11/30/2028	Annual 5% Increases						
Recycling Bin	Greenbrook Bin	0		3/1/2025	4/14/2026	\$2,400		N/A	Gross	\$0	\$2,400	0.28
	Occupied Space	56,992	100%			\$790,660	\$13.87			\$138,016	\$928,676	WALT
	Vacant Space	0	0%			\$0	\$0.00			\$0	\$0	
	Total	56,992	100%			\$790,660	\$13.87			\$138,016	\$928,676	2.84 Yrs

- Notes:**
- (1) Rent increase on 1/1/2026 underwritten. Current annual rent is \$120,000.
 - (2) Rent increase on 4/1/2026 underwritten. Current annual rent is \$60,386.
 - (3) Rent increase on 3/1/2026 underwritten. Current annual rent is \$19,757.
 - (4) Rent increase on 7/1/2026 underwritten. Current annual rent is \$23,205.
 - (5) Rent increase on 2/1/2026 underwritten. Current annual rent is \$22,100.
 - (6) Rent increase on 4/1/2026 underwritten. Current annual rent is \$20,197.

NNN Reimbursement Methodology

Tenant	Real Estate Taxes	Insurance	Common Area Maintenance	Management Fee	Administrative Fee
Circle City Bargains	Base Year 2022	Base Year 2022	Capped at \$4,800/Yr.	None	None
Discount Tire	Pro Rata	Pro Rata	Pro Rata	None	15% of INS/CAM/MGMT
Ichiban Japanese Restaurant	Pro Rata	Pro Rata	Pro Rata	6% of TT Base Rent	9% of INS/CAM/MGMT
Abuelito Mexican Restaurant	Pro Rata	Pro Rata	Pro Rata	6% of TT Base Rent	20% of INS/CAM/MGMT
Chokiel	Pro Rata	Pro Rata	Pro Rata	6% of TT Base Rent	None
Manpower Group	Pro Rata	Pro Rata	Pro Rata	None	15% of INS/CAM/MGMT
Honey Baked Ham	Pro Rata	Pro Rata	Pro Rata	5% of TT Base Rent	15% of INS/CAM/MGMT
Honey Asian Grocery	Pro Rata	Pro Rata	Pro Rata	6% of TT Base Rent	None
Naked Zero Salon	Pro Rata	Pro Rata	Pro Rata	6% of TT Base Rent	20% of INS/CAM/MGMT
Sun and Sunchine Coast	Pro Rata	Pro Rata	Pro Rata	6% of TT Base Rent	20% of INS/CAM/MGMT
Inkstinct Tattoo	Pro Rata	Pro Rata	Pro Rata	6% of TT Base Rent	None
AE Ammo	Pro Rata	Pro Rata	Pro Rata	6% of TT Base Rent	20% of INS/CAM/MGMT
Greenbrook Bin	None	None	None	None	None

NNN Reimbursement Dollar Amounts

Tenant	PRS	Real Estate Taxes	Insurance	Common Area Maintenance	Management Fee	Administrative Fee	Total	Total/SF
Circle City Bargains	45.95%	\$676	\$463	\$4,800	\$0	\$0	\$5,938	\$0.23
Discount Tire	14.91%	\$14,003	\$3,657	\$10,611	\$0	\$2,140	\$30,410	\$3.58
Ichiban Japanese Restaurant	10.15%	\$9,530	\$2,489	\$7,222	\$6,480	\$1,457	\$27,177	\$4.70
Abuelito Mexican Restaurant	7.47%	\$7,018	\$1,833	\$5,318	\$4,524	\$2,335	\$21,027	\$4.94
Chokiel	4.21%	\$3,954	\$1,032	\$2,996	\$2,016	\$0	\$9,998	\$4.17
Manpower Group	3.14%	\$2,952	\$771	\$2,237	\$0	\$451	\$6,411	\$3.58
Honey Baked Ham	3.12%	\$2,926	\$764	\$2,217	\$1,399	\$657	\$7,962	\$4.48
Honey Asian Grocery	2.46%	\$2,306	\$602	\$1,748	\$809	\$0	\$5,465	\$3.90
Naked Zero Salon	2.28%	\$2,142	\$559	\$1,623	\$1,462	\$729	\$6,514	\$5.01
Sun and Sunchine Coast	2.28%	\$2,142	\$559	\$1,623	\$1,392	\$715	\$6,431	\$4.95
Inkstinct Tattoo	2.09%	\$1,959	\$511	\$1,484	\$1,272	\$0	\$5,227	\$4.40
AE Ammo	1.93%	\$1,812	\$473	\$1,373	\$1,188	\$607	\$5,453	\$4.96
Greenbrook Bin		\$0	\$0	\$0	\$0	\$0	\$0	-
Total Reimbursement Income		\$51,418	\$13,713	\$43,251	\$20,542	\$9,091	\$138,016	\$2.42
Total Expense		\$93,888	\$24,517	\$71,144	\$31,785	\$0	\$221,334	\$3.88
Overage (Shortage) Amount		(\$42,469)	(\$10,804)	(\$27,893)	(\$11,242)	\$9,091	(\$83,318)	(\$1.46)
Reimbursement Percentage		54.77%	55.93%	60.79%	64.63%		62.36%	



Notes:

Year 1 Income & Expense Summary

Income	Annual - Year 1	Per Square Foot
Scheduled Base Rental Income (Occupied Space)	\$790,660	\$13.87
Gross Potential Rent Revenue	\$790,660	\$13.87
Expense Reimbursement Income		
Real Estate Taxes	\$51,418	\$0.90
Insurance	\$13,713	\$0.24
Common Area Maintenance	\$43,251	\$0.76
Management Fee	\$20,542	\$0.36
Administrative Fee	\$9,091	\$0.16
Total Scheduled Expense Reimbursement Income	\$138,016	\$2.42
Gross Potential Income	\$928,676	\$16.29
Effective Gross Income	\$928,676	\$16.29
Operating Expenses		
Real Estate Taxes	\$93,888	\$1.65
Insurance	\$24,517	\$0.43
Common Area Maintenance		
Utilities	\$23,129	\$0.41
Repairs & Maintenance	\$19,425	\$0.34
Parking Lot	\$6,532	\$0.11
Landscaping	\$2,985	\$0.05
Snow Removal	\$19,073	\$0.33
Total Common Area Maintenance Expense	\$71,144	\$1.25
Management Fee (3.5% of Effective Gross Income)	\$31,785	\$0.56
Total Operating Expenses	\$221,334	\$3.88
Net Operating Income - Year 1	\$707,342	\$12.41

Year 1 Cash Flow Summary

Income & Expense Summary	Annual - Year 1	Per Square Foot
Scheduled Base Rental Income (Occupied Space)	\$790,660	\$13.87
Gross Potential Rent Revenue	\$790,660	\$13.87
Scheduled Expense Reimbursement Income	\$138,016	\$2.42
Gross Potential Income	\$928,676	\$16.29
Effective Gross Income	\$928,676	\$16.29
Total Operating Expenses	(\$221,334)	(\$3.88)
Net Operating Income	\$707,342	\$12.41
Projected Leveraged Returns		
Net Operating Income	\$707,342	\$12.41
Reserves for Replacements	(\$5,699)	(\$0.10)
Net Cash Flow Before Debt Service	\$701,643	\$12.31
Debt Service (Principal + Interest)	(\$512,606)	(\$8.99)
Net Cash Flow After Debt Service	8.55% / \$189,037	\$3.32
Principal Reduction	\$118,017	\$2.07
Total Return	13.89% / \$307,053	\$5.39

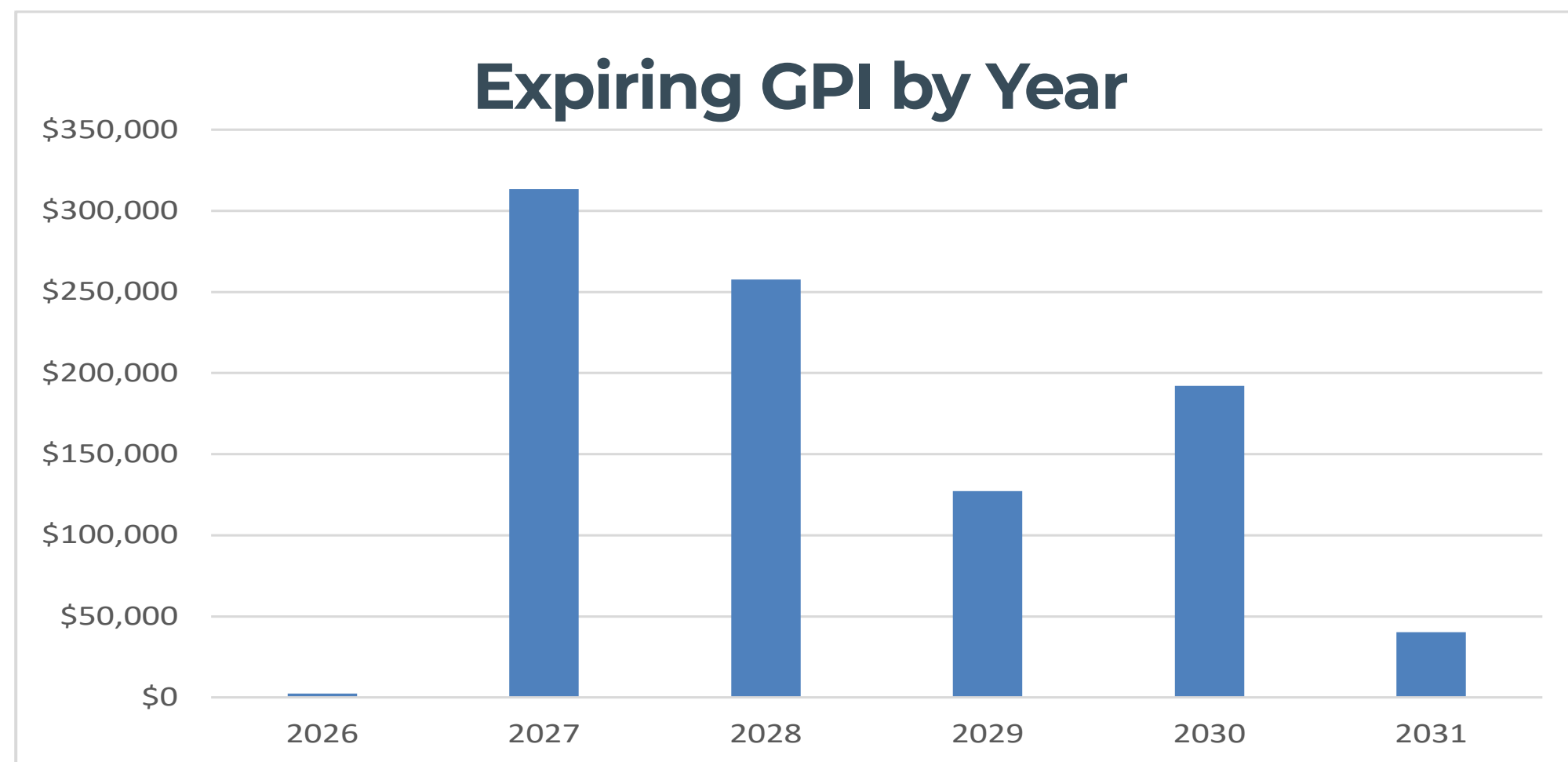
Debt Terms

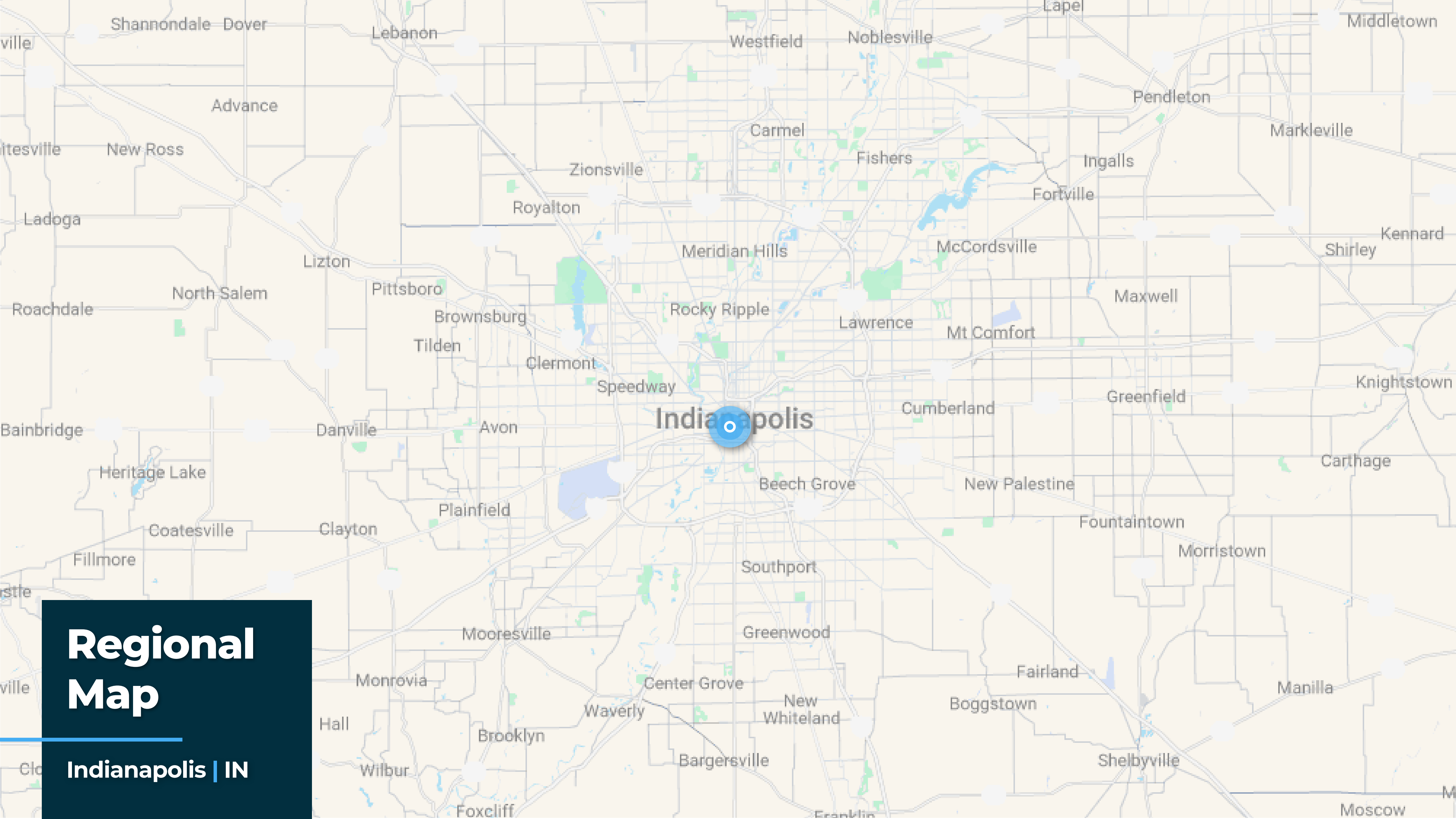
Loan Amount	\$6,630,000
Loan-to-Sale Ratio	75.00%
Interest Rate	6.00%
Amortization	25 Year
Term	10 Year
Loan Constant	7.73%
Debt Service Coverage Ratio	1.38

Notes: Real Estate Taxes are from the Marion County Auditor. Insurance and CAM expenses are from the owner provided T12 P&L. Management fee is calculated as 3.5% of EGI. No vacancy allowance is underwritten.

Lease Expiration Analysis

Tenant	Suite	Expiration Date	Lease Term Remaining	Expiring Area	Bld Share %	Base Rent	Base Rent/SF	Tenant GPI	Tenure	2026	2027	2028	2029	2030	2031
Greenbrook Bin	Recycling Bin	4/14/2026	0.28	0		\$2,400		\$2,400	0.84	\$2,400					
Honey Asian Grocery	8317	9/30/2027	1.75	1,400	2.46%	\$13,482	\$9.63	\$18,947	8.64		\$18,947				
Circle City Bargains	8245 & 8251	11/30/2027	1.91	26,190	45.95%	\$288,480	\$11.01	\$294,418	3.17		\$294,418				
Manpower Group	8311	2/28/2028	2.16	1,792	3.14%	\$20,745	\$11.58	\$27,156	8.25			\$27,156			
Inkstinct Tattoo	8305	3/31/2028	2.25	1,189	2.09%	\$21,207	\$17.84	\$26,434	7.08			\$26,434			
Chokiel	8315	9/30/2028	2.75	2,400	4.21%	\$33,600	\$14.00	\$43,598	8.64			\$43,598			
Ichiban Japanese Restaurant	8265	10/31/2028	2.83	5,785	10.15%	\$108,000	\$18.67	\$135,177	3.25			\$135,177			
AE Ammo	8307	11/30/2028	2.92	1,100	1.93%	\$19,800	\$18.00	\$25,253	0.08			\$25,253			
Abuelito Mexican Restaurant	8249	3/31/2029	3.25	4,260	7.47%	\$75,405	\$17.70	\$96,432	5.48				\$96,432		
Naked Zero Salon	8319	6/30/2029	3.50	1,300	2.28%	\$24,365	\$18.74	\$30,880	5.22				\$30,880		
Sun and Sunchine Coast	8325	1/31/2030	4.08	1,300	2.28%	\$23,205	\$17.85	\$29,636	6.15					\$29,636	
Discount Tire	8329	12/31/2030	5.00	8,500	14.91%	\$132,000	\$15.53	\$162,410	30.02					\$162,410	
Honey Baked Ham	8309	9/30/2031	5.75	1,776	3.12%	\$27,972	\$15.75	\$35,934	6.26						\$35,934
Totals Weighted Averages			2.84 Yrs	56,992 SF	100.00%	\$790,660	\$13.87	\$928,676	8.11 Yrs	\$2,400	\$313,366	\$257,618	\$127,312	\$192,046	\$35,934





Regional Map

Indianapolis | IN



15,570

Residents in 1-Mi

84,874

Residents in 3-Mi

209,275

Residents in 5-Mi



6,593

Households in 1-Mi

33,821

Households in 3-Mi

80,737

Households in 5-Mi



\$61,288

AHHI in 1-Mi

\$82,855

AHHI in 3-Mi

\$89,707

AHHI in 5-Mi

1, 3 & 5 Mile Demographics

Population	1 MI	3 MI	5 MI
2020 Population	16,332	88,289	214,965
2024 Population	15,570	84,874	209,275
2029 Population Projection	15,440	85,481	212,211
Annual Growth 2020-2024	-1.2%	-1.0%	-0.7%
Annual Growth 2024-2029	-0.2%	0.1%	0.3%
Median Age	33.8	37.6	36.5
Bachelor's Degree or Higher	21%	28%	30%

Households	1 MI	3 MI	5 MI
2020 Households	6,901	35,162	82,969
2024 Households	6,593	33,821	80,737
2029 Household Projection	6,550	34,112	81,915
Annual Growth 2020-2024	-0.2%	0%	0.2%
Annual Growth 2024-2029	-0.1%	0.2%	0.3%
Owner Occupied Households	1,760	20,630	51,071
Renter Occupied Households	4,790	13,482	30,844

Income	1 MI	3 MI	5 MI
Avg Household Income	\$61,288	\$82,855	\$89,707
Median Household Income	\$45,814	\$66,528	\$70,771
< \$25,000	1,675	4,517	9,637
\$25,000 - 50,000	1,991	7,390	16,029
\$50,000 - 75,000	1,227	7,488	17,472
\$75,000 - 100,000	733	5,103	12,824
\$100,000 - 125,000	332	3,555	7,955
\$125,000 - 150,000	185	1,853	5,528
\$150,000 - 200,000	276	2,418	6,341
\$200,000+	173	1,496	4,950

Housing	1 MI	3 MI	5 MI
Median Home Value	\$187,133	\$196,087	\$206,008

Total Consumer Spending	1 MI	3 MI	5 MI
Consumer Spending	\$150.6M	\$994M	\$2.4B



“One of the best new boom towns in the U.S.”

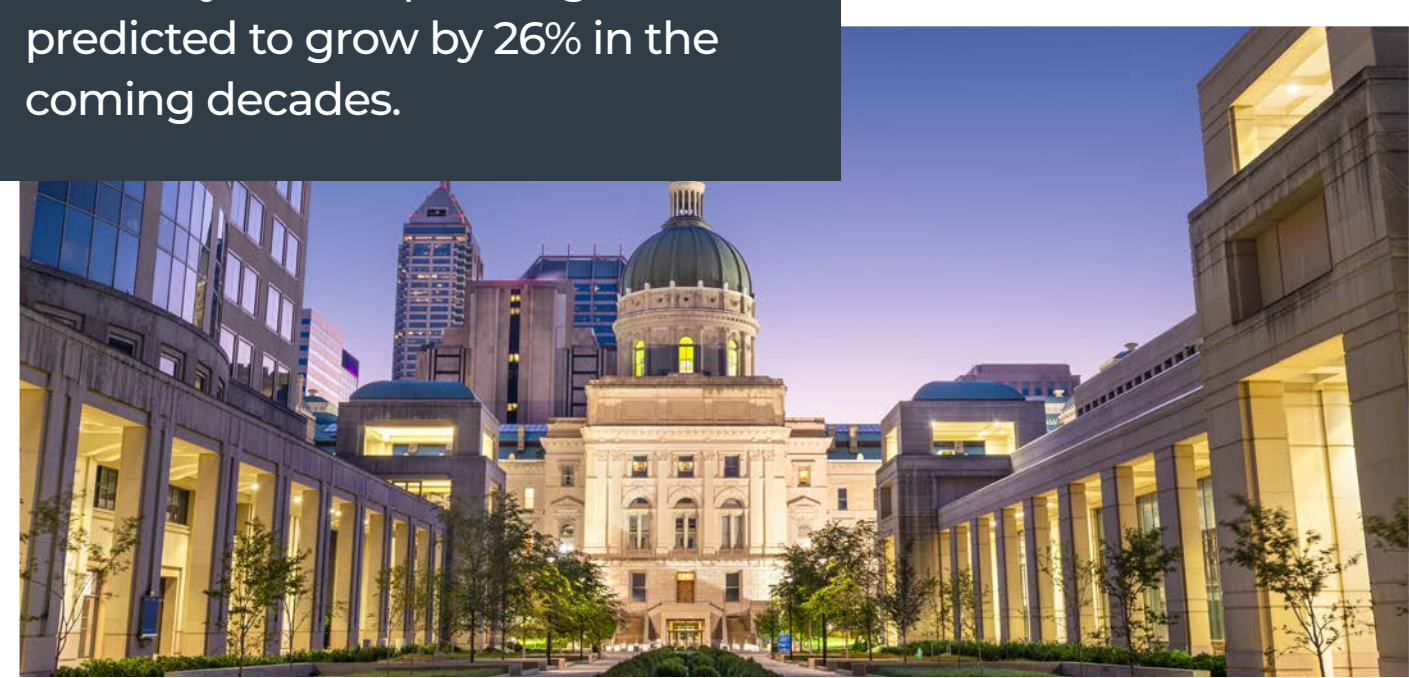
- Forbes

Population Growth:

Indianapolis is forecast to be the state’s primary source of population growth over the next 30 years. According to Indiana University’s Kelley School of Business, the population of the 11-county Indianapolis region is predicted to grow by 26% in the coming decades.

Key Population Stats:

- Indianapolis is home to over 876,000 people in the city and more than 2 million residents in the metropolitan area.
- Population of Indianapolis grew by over 1% last year alone.



Indianapolis is the capital of Indiana, the most populous city in the state, and the third most populous in the Midwest, right behind Chicago and Columbus.

- Largest employers in Indianapolis include IU Health University Hospital, Eli Lilly & Company, Indiana

University, Roche Diagnostics Corporation, Ascension St. Vincent Hospital.

Job Market Stats:

- GDP of the Indianapolis-Carmel-Anderson, IN MSA is over \$126 billion, according to the Federal Reserve Bank of St. Louis, and has grown by more than 14% over the last 10 years.
- Employment growth in Indianapolis is 1.7% year-over-year with the metropolitan area home to over 1 million employees.
- Median household incomes in Indianapolis grew by 2.4% year-over-year while median property values increased by more than 4.3%.
- Unemployment rate in Indianapolis is currently 4.9% (as of Oct. 2020) with the construction, trade and transportation, financial activities, and professional and business services sectors showing the fastest signs of growth (BLS).
- Key industry sectors in Indianapolis include aerospace and aviation, advanced manufacturing, agriculture, cybersecurity, life sciences, and logistics and transportation.

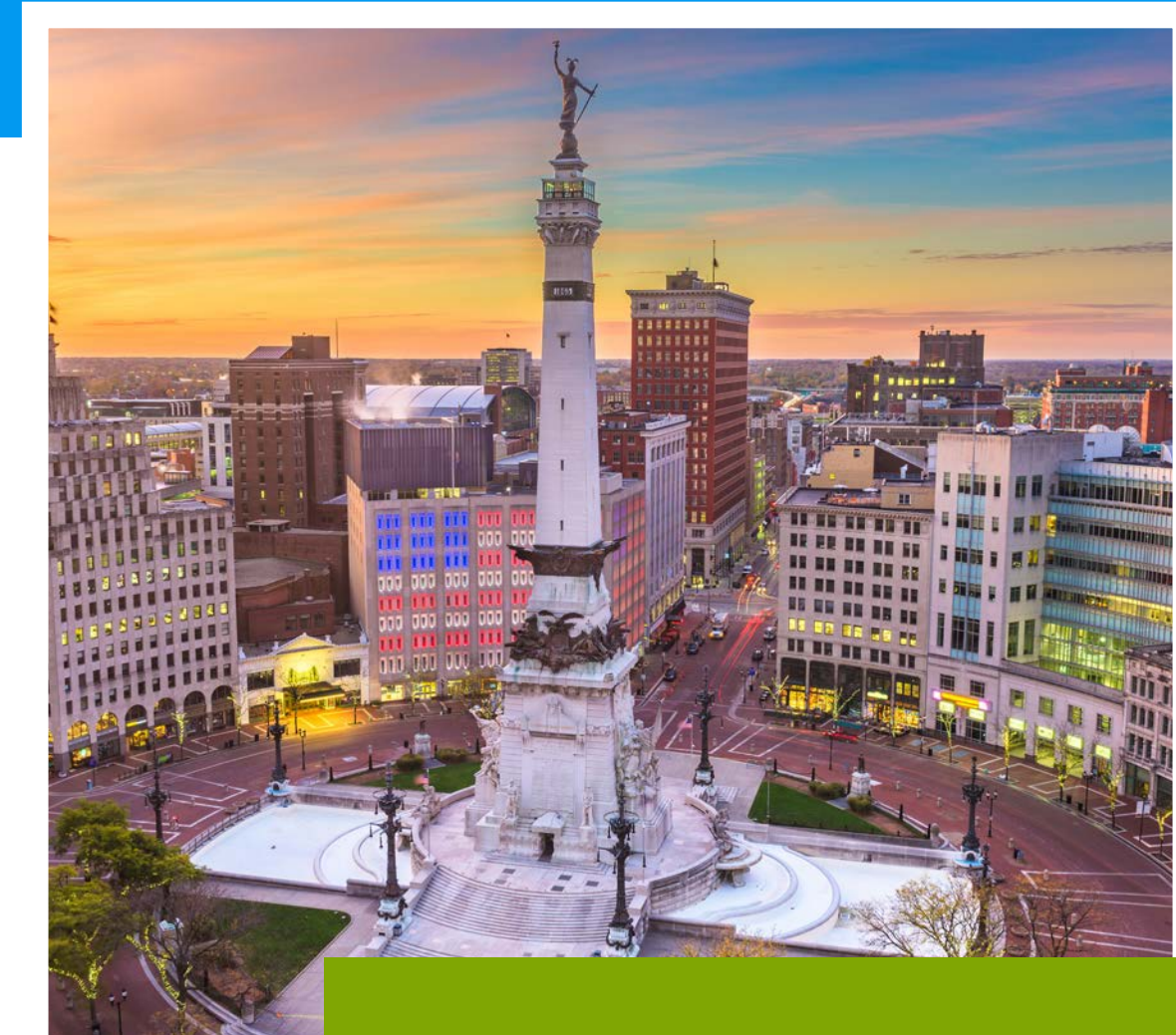
- Indianapolis has been named as one of the best cities for creating tech jobs, a best city for women in tech, and one of the best cities for renters in America.

- Indiana University-Purdue University Indianapolis, Ball State University, and Ivy Tech Community College are among the top universities and colleges in Indianapolis.

- Over 90% of the residents of Indianapolis are high school graduates or higher, while more than 35% hold a bachelor’s or advanced degree.

- Indianapolis’ transportation infrastructure includes four interstate highways, passenger and freight rail service, and two airports.

- Indianapolis International Airport (IND) serves nearly 10 million passengers annually and is home to the second largest FedEx Express hub in the world.



- Counties in metropolitan Indianapolis include Marion, Boone, Brown, Hamilton, Hancock, Putnam, and Shelby.
- Largest cities in the Indianapolis region include Fishers, Carmel, Lawrence, and Greenwood.
- Population of the Indianapolis metropolitan area is projected to grow by 26% over the next 30 years.
- Per capita income in Indianapolis is \$35,391 while median household income is \$62,502.

Job Market:

Indianapolis is one of the eight non-coastal cities quickly becoming a hotbed for high technology growth. As WISH TV 8 reports, the in-bound migration of millennials and entrepreneurs to Indianapolis is helping to jump-start the economy and unlocking private sector job creation.

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