

AFFLUENT NEIGHBORHOOD RETAIL
WITH ACTIVE DEVELOPMENT



GEIST CENTER

11625-11715 Fox Road | Indianapolis, Indiana 46236

PRICE: \$14,600,000 | CAP RATE: 8.31%



In Association with Scott Reid & ParaSell, Inc.
A Licensed Indiana Broker #RC51900187



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INVESTMENT OVERVIEW

01



VITAL DATA

NET OPERATING INCOME

\$1,213,145

CURRENT OCCUPANCY

97%

GROSS LEASABLE AREA (GLA)

72,348 SF

LOT SIZE

13.19 Acres

YEAR BUILT

1996

MAJOR AREA EMPLOYERS (APPROX. 15-MILE RADIUS)

- **Eli Lilly & Company**
~ 13,500 employees
- **Roche Diagnostics**
~ 4,500 - 5,000 employees
- **Elevance Health (formerly Anthem, Inc.)**
~ 5,000 - 5,500 employees
- **Rolls Royce North America**
~ 4,200 employees
- **Ascension St. Vincent**
~ 12,500 employees, including ~ 8,200 - 8,000 medical professionals
~ 1,320 staffed beds across multiple locations
- **Indiana University Indianapolis**
~ 17,000 undergraduate students and ~ 6,500 graduate students
~ 7,800 employees, including ~ 2,900 instructors
- **Purdue University in Indianapolis**
~ 2,100 undergraduate students and ~ 700 graduate students
~ 1,300 employees, including ~ 450 instructors
- **Corteva Agriscience**
~ 1,500 employees





PROPERTY DESCRIPTION

Anchor Retail is proud to exclusively present for sale Geist Retail Center in Indianapolis, Indiana. Located in the affluent Geist trade area, the center is positioned with excellent visibility, approximately 20,000+ vehicles per day on Fox Road and Oaklandon Road, and immediate access to a growing mix of neighborhood retail and service users anchored by CVS, Dollar Tree, and the broader Geist Shopping Center. The site is also benefiting from new investment momentum, including the multi-million dollar Slick City family entertainment center, a new Goodwill, and new gas station/convenience store, while the surrounding immediate area has median household incomes of over \$137,000, well above the Indianapolis city-wide median.



INVESTMENT HIGHLIGHTS

- Signalized corner location with excellent access, pylon signage, and ample parking
- Strong co-tenancy with CVS, Dollar Tree, and other daily-needs users
- Affluent Geist trade area with \$172,793 average income within three (3) miles
- Proven visibility with a combined 20,000+ vehicles per day on Fox Road and Oaklandon Road
- Active immediate area redevelopment with a new Slick City Action Park and Goodwill

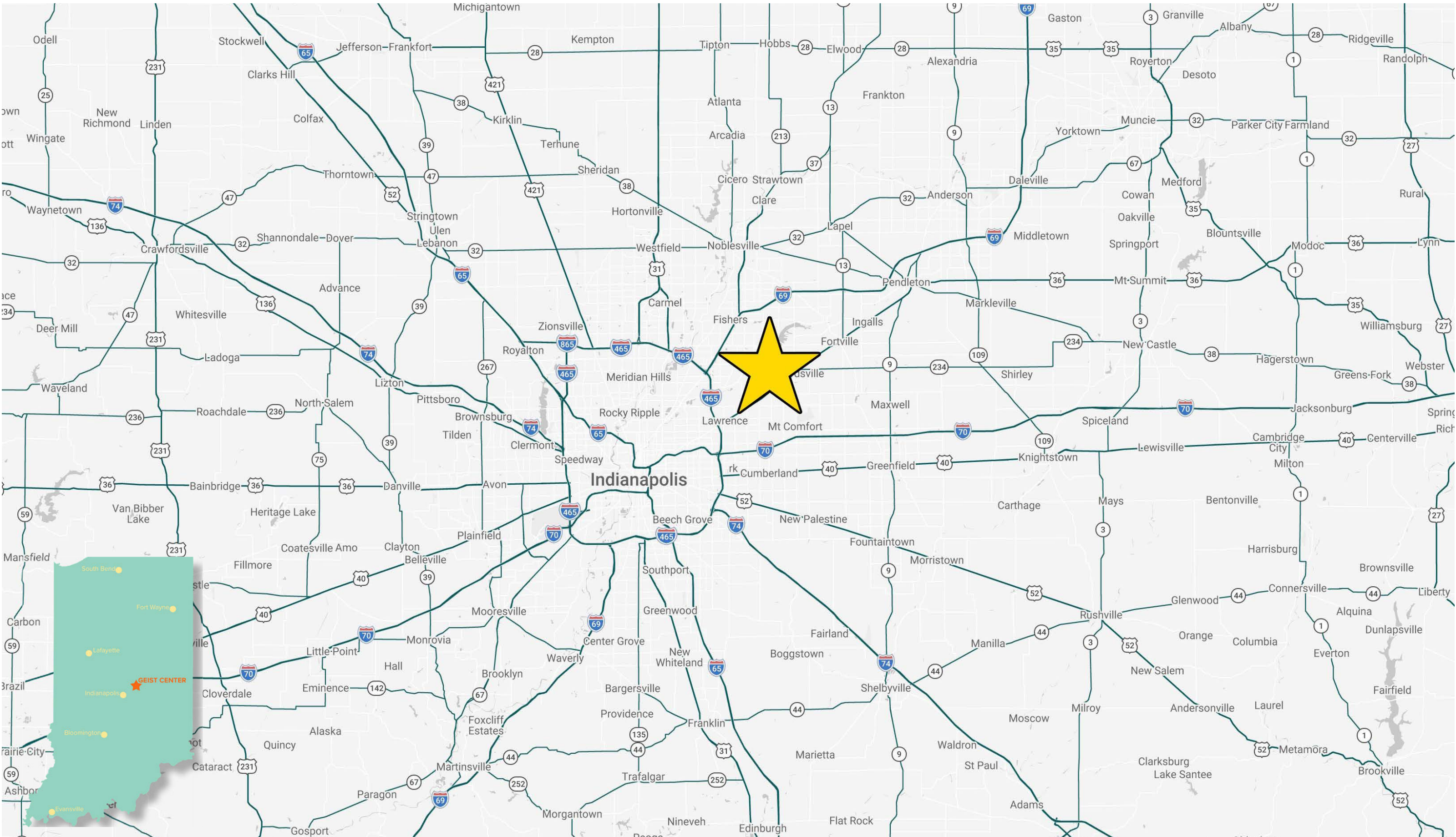
LIST PRICE: \$14,600,000

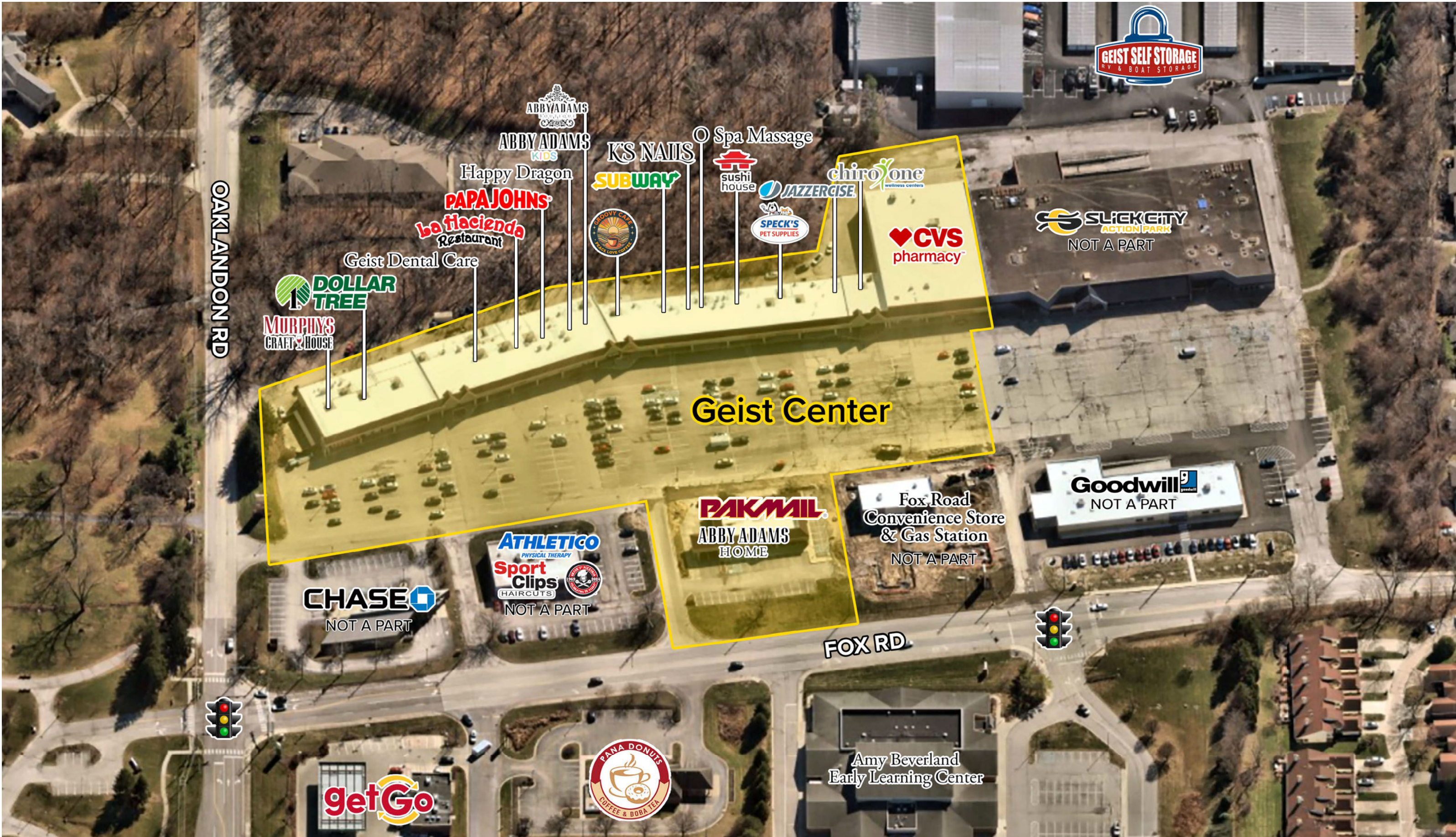
NOI: \$1,121,345

CAP: 8.31%



INVESTMENT OVERVIEW: Regional Map







Geist Station

- myeyedr.
- FIFTH THIRD
- KUMON
- GEIST ORTHODONTICS
- getGo
- PAPA DONUTS
- CHICAGO'S pizza
- Lynette Square
- Pelle Sweets

Amy Beverland Elementary School

Saint Simon the Apostle Catholic Church & School

Holy Cross Lutheran Church & School

Amy Beverland Early Learning Center

FOX RD

OAKLANDON RD

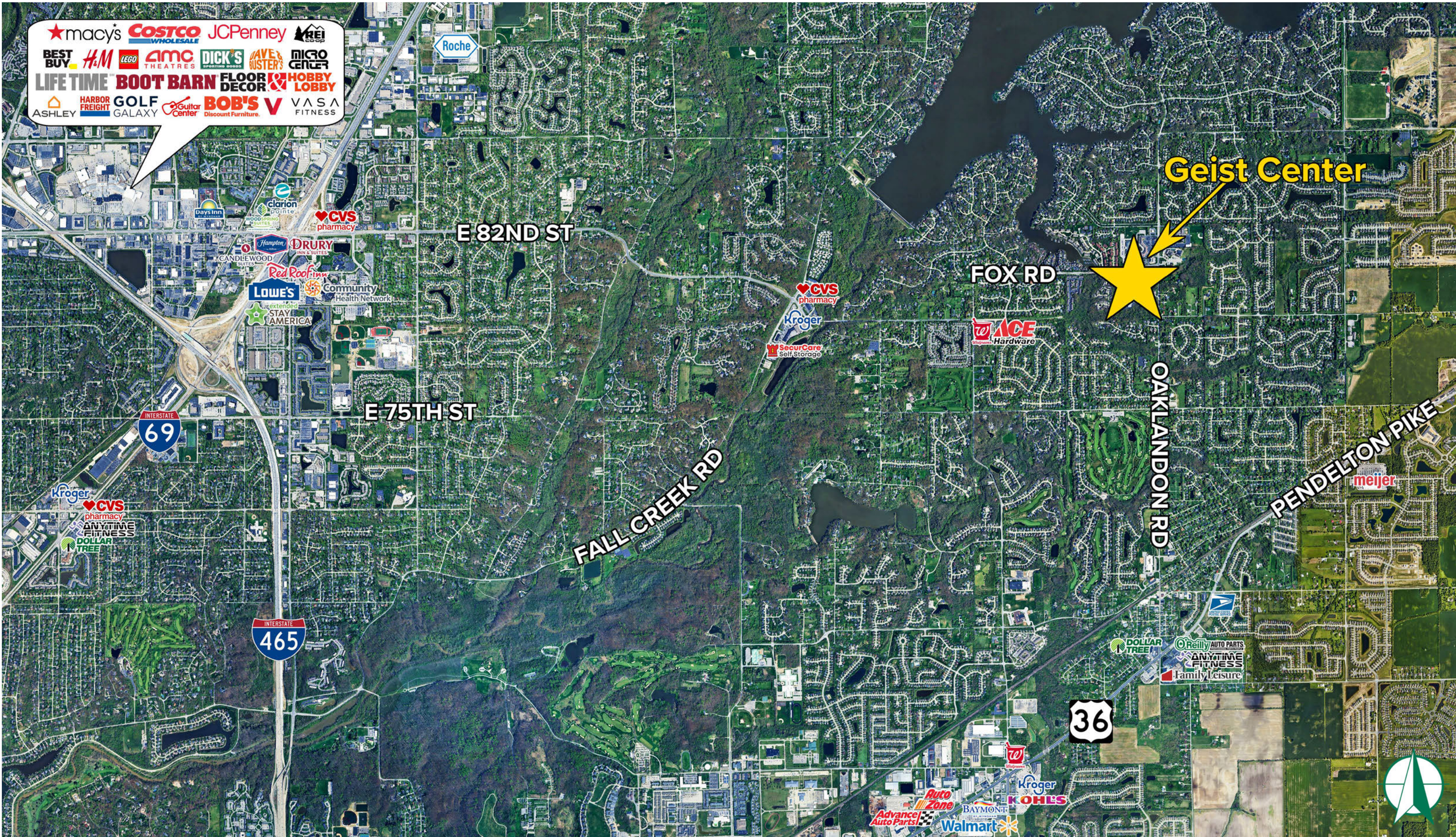
Geist Center

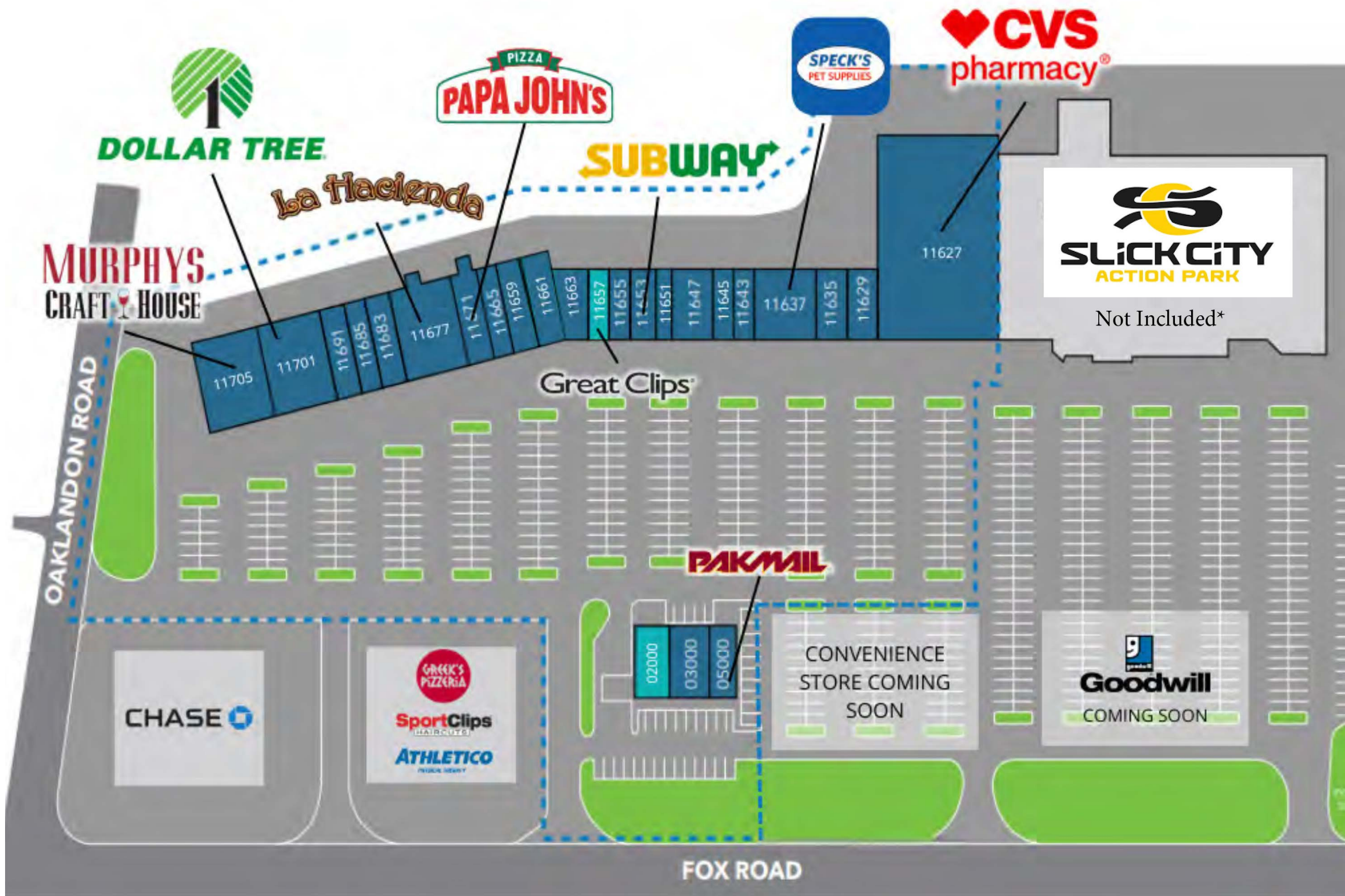
- CVS pharmacy
- DOLLAR TREE
- Sport Clips HAIRCUTS
- MURPHYS CRAFT & HOUSE
- CHASE
- ATHLETICO PHYSICAL THERAPY
- Goodwill
- SLICK CITY ACTION PARK
- PAKMIL
- La Hacienda Restaurant
- SPECK'S PET SUPPLIES
- PAPA JOHNS
- SUBWAY

GEIST SELF STORAGE



INVESTMENT OVERVIEW: Market Aerial







LOCATION

Primary Address 11627-11715 Fox Road
Indianapolis, Indiana 46236

PARCEL

Parcel ID 4046906 4030337

BUILDING

Square Feet 72,348
Stories 1
Year Built 1989

LOT

Lot Square Feet 343,258
Lot Acres 7.88

ZONING

Zoning Commercial







FINANCIAL ANALYSIS

02



CVS Health Corp. engages in the provision of healthcare services. It operates through the following segments: Pharmacy Services, Retail or Long-Term Care, Health Care Benefits, and Corporate/Other. The Pharmacy Services segment offers pharmacy benefit management solutions. The Retail or Long-Term Care segment includes the sale of prescription drugs and an assortment of health and wellness products, and general merchandise. The Health Care Benefits segment provides traditional, voluntary, and consumer-directed health insurance products and related services, including medical, pharmacy, dental and behavioral health plans, medical management capabilities, Medicare Advantage and Medicare Supplement plans, Medicare Part D prescription drug plan, Medicaid health care management services, and health information technology products and services.



Trade Name: CVS Health Corp.
HQ: Woonsocket, Rhode Island
Website: www.cvs.com
Public: NYSE: CVS
Locations: 9,967+



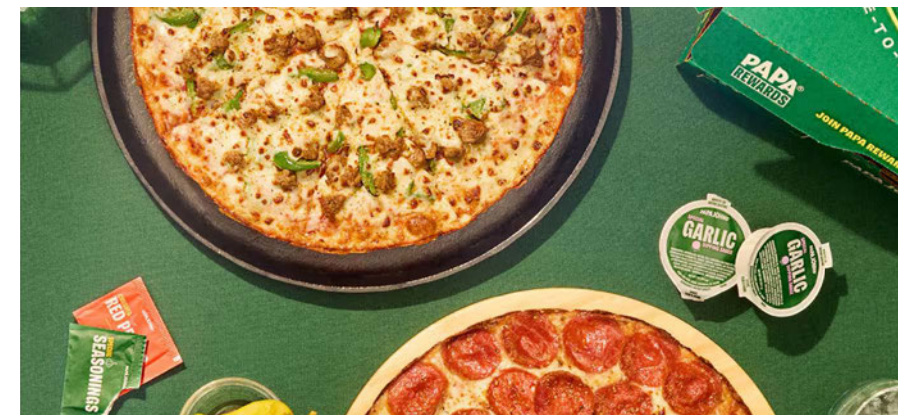
Dollar Tree, Inc. owns and operates discount variety stores offering merchandise at fixed prices. It operates through the Dollar Tree and Family Dollar segments. The Dollar Tree segment includes operations under Dollar Tree and Dollar Tree Canada brands, with its distribution centers in the United States and Canada. The Family Dollar segment consists of a chain of general merchandise retail discount stores providing consumers with a selection of competitively priced merchandise in convenient neighborhood stores. The company was founded by J. Douglas Perry and Macon F. Brock, Jr. in 1953, and is headquartered in Chesapeake, VA.



Trade Name: Dollar Tree, Inc.
HQ: Chesapeake, Virginia
Website: www.dollartree.com
Public: NASDAQ: DLTR
Locations: 15,155+



Papa John's International, Inc. operates and franchises pizza delivery and carryout restaurants. It operates through the following segments: Domestic Company-owned Restaurants, North America Franchising, North America Commissaries, International Operations, and All Others. The Domestic Company-Owned Restaurants segment consists of the operations of all domestic company-owned restaurants and derives its revenues principally from retail sales of pizza and side items, including breadsticks, cheese sticks, chicken poppers and wings, dessert items, and canned or bottled beverages.



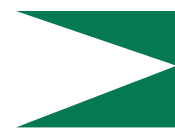
Trade Name: Papa John's International, Inc.
HQ: Jefferson, Kentucky
Website: www.papajohns.com
Public: NASDAQ: PZZA
Locations: 6,000



The story of the SUBWAY® brand started more than 50 years ago when Dr. Peter Buck, a nuclear physicist, changed the life of college student Fred DeLuca with a few simple words, "Let's open a submarine sandwich shop." Today, the SUBWAY® brand is the world's largest submarine sandwich chain with more than 40,000 locations around the world. They've become the leading choice for people seeking quick, nutritious meal options that the whole family can enjoy. From the beginning, Fred has had a clear vision for the future of the SUBWAY® brand. As SUBWAY® continues to grow, they are guided by Fred's passion for delighting customers by serving fresh, delicious, sandwiches made-to-order right in front of you.



Trade Name: Subway
HQ: Milford, Connecticut
Website: www.subway.com
Public: Private
Locations: 40,000+



FINANCIAL ANALYSIS: Rent Roll

Lease Name	Unit Name	Total Area	Status	End Date	Monthly Charges	Current Rent
CVS, C.	CVS #08675L01	19916.0	Occupied	10/31/2028	\$19,277.96	\$16,504.28
La Hacienda - Perez-Ramirez	La Hacienda 01677	4800.0	Occupied	5/31/2029	\$10,720.00	\$8,360.00
Dollar Tree (Geist Center)	Dollar Tree 01701	8500.0	Occupied	9/30/2027	\$10,238.89	\$7,260.42
Brakers, Inc. dba Murphy's Craft House	Murphys 01705	5100.0	Occupied	4/30/2031	\$9,692.45	\$6,349.50
Heartland Dental, LLC dba Geist Dental Care	Geist Dental Care 01683	2000.0	Occupied	12/31/2029	\$5,624.29	\$4,289.80
Speck's Pet Supplies, S.	Specks Pet Supplies 01641	4000.0	Occupied	4/30/2029	\$4,926.45	\$2,776.00
Papa John's USA, Inc. dba Papa John's #869	11671 Papa Johns Pizza	2000.0	Occupied	8/31/2030	\$4,911.62	\$3,784.20
Brian Guo DBA Sushi House	Sushi House 01647	2400.0	Occupied	5/31/2030	\$4,689.08	\$3,086.52
Jazzercise, J.	Jazzercise 01635	2600.0	Occupied	1/31/2027	\$3,993.92	\$2,333.26
Abby Adams Home, A.	Abby Adams Home 11661	2334.0	Occupied	12/31/2026	\$3,914.13	\$2,947.46
Pak Mail, P.	Pak Mail 05000	1510.0	Occupied	10/31/2027	\$3,899.99	\$2,890.27
K's Nails	K Nails 01653	1500.0	Occupied	6/30/2033	\$3,805.95	\$2,804.75
TVG-Medulla, LLC DBA Health Zone Chiropractic	Health Zone Chiropractic-MEDULLA 01629	1800.0	Occupied	5/31/2030	\$3,610.51	\$2,550.00
Happy Dragon (Bi Yun He)	Happy Dragon 01665	1600.0	Occupied	10/31/2034	\$3,501.83	\$2,435.40
Groovestone Inc DBA Groovy Cafe	11659 Groovy Cafe	1731.0	Occupied	1/31/2030	\$3,314.87	\$2,597.94
Subway, S.	Subway 01655	1200.0	Occupied	3/31/2031	\$3,206.53	\$2,629.53
Abby Adams Kids, A.	Abby Adams Kids 11663	1567.0	Occupied	8/31/2026	\$2,910.55	\$2,261.56
VIP Smoke Shop	V.I.P Smoke Shop - Geist	1200.0	Occupied	9/30/2027	\$2,753.54	\$2,228.54
Island Spa LLC DBA Sunny Massage	Sunny Massage 01651	900.0	Occupied	9/30/2034	\$1,950.01	\$1,537.50
Twisted Wings	Twisted Wings 01657	1200.0	Occupied	6/30/2033	\$2,600.00	\$2,000.00
Main Source Trading Corp. c/o Eminent Property Management_6	Parking Lot Bins	0.1	Occupied	8/31/2026	\$200.00	\$200.00
Botique, A.	Abby Adams Boutique 11715	2390.0	Occupied	11/30/2025	\$0.00	\$0.00
VACANT with Drive through	VACANT with Drive through	2100.0	Vacant			



FINANCIAL ANALYSIS: Income & Expenses

Income

Account	DEC 24	JAN 25	FEB 25	MAR 25	APR 25	MAY 25	JUN 25	JUL 25	AUG 25	SEP 25	OCT 25	NOV 25	Total
Base Rent 4000	\$81,234.12	\$81,290.78	\$94,628.72	\$94,233.60	\$94,204.83	\$86,275.02	\$100,690.56	\$87,712.21	\$106,044.08	\$99,490.57	\$86,655.62	\$82,698.31	\$1,095,158.42
CAM Income 4020	\$20,872.94	\$20,872.94	\$20,818.74	\$20,927.14	\$21,170.30	\$19,654.50	\$20,518.50	\$20,136.64	\$22,648.98	\$19,288.81	\$22,477.82	\$18,208.14	\$247,595.45
CAM Insurance 4030	\$439.04	\$439.04	\$507.04	\$643.04	\$439.04	\$439.04	\$643.04	\$439.04	\$575.04	\$439.04	\$820.34	\$193.74	\$6,016.48
CAM PY Reimbursement 4050	\$0.00	\$0.00	\$0.00	\$7,460.85	\$0.00	\$0.00	\$0.00	\$0.00	\$48,446.06	\$12,423.15	\$40,657.39	\$37,809.88	\$146,797.33
CAM Taxes 4040	\$8,494.08	\$8,630.07	\$7,644.18	\$11,293.31	\$8,607.41	\$7,906.55	\$10,532.27	\$8,100.35	\$9,382.35	\$7,720.35	\$10,584.25	\$6,384.19	\$105,279.36
Convenience Fee 4110	\$28.00	\$26.00	\$26.00	\$28.00	\$22.00	\$26.00	\$24.00	\$32.00	\$22.00	\$22.00	\$16.00	\$22.00	\$294.00
Fee For Returned Payment 4140	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$140.00	\$0.00	\$0.00	\$0.00	\$0.00	\$140.00
Late Fee 4120	\$986.10	\$991.76	\$991.06	\$1,049.33	\$0.00	\$991.76	\$1,156.92	\$1,751.16	\$2,528.89	\$1,727.85	\$1,950.02	\$319.56	\$14,444.41
License Fee 4013	\$800.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$0.00	\$400.00	\$0.00	\$0.00	\$400.00	\$2,800.00
Total Income	\$112,854.28	\$112,450.59	\$124,815.74	\$135,835.27	\$124,643.58	\$115,492.87	\$133,765.29	\$118,311.40	\$190,047.40	\$141,111.77	\$163,161.44	\$146,035.82	\$1,618,525.45

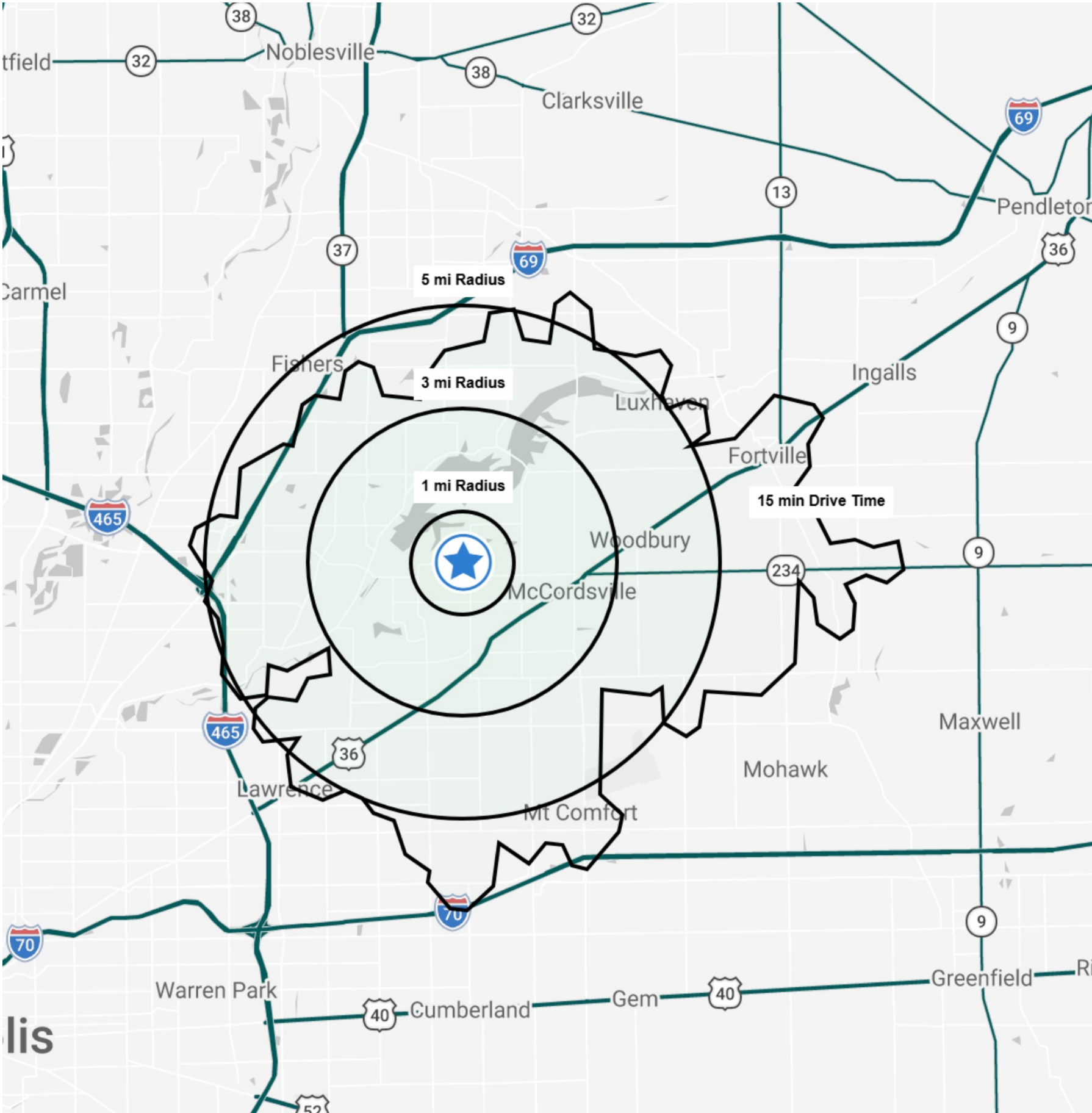
Expense

Account	DEC 24	JAN 25	FEB 25	MAR 25	APR 25	MAY 25	JUN 25	JUL 25	AUG 25	SEP 25	OCT 25	NOV 25	Total
Electric / Lighting 5120	\$2,008.75	\$570.63	\$0.00	\$0.00	\$0.00	\$0.00	\$950.00	\$0.00	\$0.00	\$906.68	\$0.00	\$0.00	\$4,436.06
Exterior Sweeping & Cleaning 5155	\$1,781.25	\$0.00	\$0.00	\$1,781.25	\$1,781.25	\$1,781.25	\$1,781.25	\$1,781.25	\$1,781.25	\$1,781.25	\$1,781.25	\$1,781.25	\$17,812.50
Fire Alarm and Sprinkler 5700	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$380.81	\$0.00	\$662.50	\$1,844.29	\$0.00	\$1,177.00	\$4,064.60
Landscaping 5140	\$0.00	\$0.00	\$0.00	\$0.00	\$1,332.14	\$13,902.92	\$2,329.63	\$2,547.76	\$1,466.86	\$2,547.76	\$2,124.32	\$0.00	\$26,251.39
Maint- Plumbing 5170	\$0.00	\$0.00	\$0.00	\$0.00	\$22,984.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$22,984.50
Maint- Roofing 5175	\$0.00	\$0.00	\$8,791.23	\$781.25	\$1,925.00	\$11,614.04	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$23,111.52
Maint- Services 5180	\$0.00	\$192.50	\$192.50	\$2,286.25	\$577.50	\$0.00	\$192.50	\$380.00	\$697.50	\$192.50	\$780.00	\$192.50	\$5,683.75
Maint- Sidewalk 5185	\$0.00	\$0.00	\$0.00	\$656.25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$656.25
Maint- Snow Removal 5190	\$0.00	\$8,297.05	\$7,740.65	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,707.27	\$21,744.97
Management Fees 5450	\$3,385.63	\$3,373.52	\$3,744.47	\$4,075.06	\$3,739.31	\$3,464.79	\$4,012.96	\$3,549.34	\$5,701.42	\$4,233.35	\$4,894.84	\$4,381.07	\$48,555.76
Parking Lot 5150	\$0.00	\$0.00	\$0.00	\$1,112.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,112.50
Property Insurance 5500	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$22,951.45	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$22,951.45
Property Taxes 5550	\$10,494.67	\$10,494.67	\$10,494.67	\$10,494.67	\$10,494.67	\$10,494.67	\$10,494.67	\$10,494.67	\$10,494.67	\$10,494.67	\$10,494.67	\$10,494.67	\$125,936.04
Security 5300	\$0.00	\$0.00	\$208.00	\$0.00	\$0.00	\$0.00	\$259.20	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$467.20
Utilities- Electric 5600	\$2,297.60	\$1,250.37	\$1,197.53	\$971.69	\$998.73	\$863.43	\$926.55	\$831.18	\$854.27	\$843.62	\$817.61	\$870.66	\$12,723.24
Utilities- Gas 5610	\$50.65	\$43.97	\$92.08	\$58.82	\$0.00	\$52.27	\$23.21	\$23.21	\$24.07	\$23.21	\$23.21	\$24.07	\$438.77
Utilities- Water 5640	\$43.05	\$43.05	\$88.40	\$86.37	\$43.05	\$43.05	\$43.05	\$114.54	\$92.05	\$43.05	\$43.05	\$123.05	\$805.76
Subtotal CAM Reimbursable Expenses	\$20,061.60	\$24,265.76	\$32,549.53	\$22,304.11	\$43,876.15	\$42,216.42	\$44,345.28	\$19,721.95	\$21,774.59	\$22,910.38	\$20,958.95	\$24,751.54	\$339,736.26
Leasing Fee 6550	\$0.00	\$0.00	\$0.00	\$5,662.34	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,662.34
Legal and Professional 6600	\$0.00	\$525.00	\$1,505.45	\$3,900.00	\$179.70	\$142.50	\$397.85	\$124.28	\$6,849.72	\$385.00	\$3,964.28	\$988.03	\$18,961.81
TI (Tenant Improvement) 6850	\$0.00	\$0.00	\$41,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$41,000.00
Vacant Utilities- Electric 6900	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$19.66	\$19.66
Subtotal Non-Reimbursable Expenses	\$0.00	\$525.00	\$42,505.45	\$9,562.34	\$179.70	\$142.50	\$397.85	\$124.28	\$6,849.72	\$385.00	\$3,964.28	\$1,007.69	\$65,643.81
Total Expense	\$20,061.60	\$24,790.76	\$75,054.98	\$31,866.45	\$44,055.85	\$42,358.92	\$44,743.13	\$19,846.23	\$28,624.31	\$23,295.38	\$24,923.23	\$25,759.23	\$405,380.07
Net Operating Income	\$92,792.68	\$87,659.83	\$49,760.76	\$103,968.82	\$80,587.73	\$73,133.95	\$89,022.16	\$98,465.17	\$161,423.09	\$117,816.39	\$138,238.21	\$120,276.59	\$1,213,145.38



MARKET OVERVIEW

03



POPULATION

1 Mile	7,883
3 Miles	51,031
5 Miles	132,655
15 Min Drive	136,900



NUMBER OF HOUSEHOLDS

1 Mile	3,166
3 Miles	18,901
5 Miles	50,928
15 Min Drive	51,884



MEDIAN HOUSEHOLD INCOME

1 Mile	\$132,591
3 Miles	\$137,390
5 Miles	\$120,504
15 Min Drive	\$116,271



NUMBER OF BUSINESSES

1 Mile	367
3 Miles	2,286
5 Miles	7,527
15 Min Drive	7,203



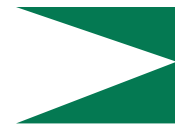
NUMBER OF EMPLOYEES

1 Mile	1,310
3 Miles	11,446
5 Miles	62,187
15 Min Drive	56,507



MEET THE TEAM

04



Arthur Kaplan

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AR | **ANCHOR
RETAIL**

**REALTY
RESOURCES**
MEMBER

AFFILIATE **A**
NETWORK

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