

# McCordsville CORNER SHOPPES

## OFFERING MEMORANDUM



**7419 N 600 W, McCORDSVILLE, IN 46055**

**VERITAS**  
REALTY

# McCordsville

## CORNER SHOPPES

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**VERITAS**  
REALTY

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## ASKING PRICE

# \$ 3,569,538

## CAP RATE

# 6.50%

## NET INCOME

# \$ 232,020

ADDRESS	7419 N 600 W
CITY, STATE	McCordsville, IN
COUNTY	Hancock County
ACREAGE	0.99 Acres
BUILDING SIZE	5,380 SF
UNITS	3 Units
YEAR BUILT	2024
OWNERSHIP	Fee Simple
WALT	9.99 Years

Veritas Realty is pleased to present the exclusive opportunity to acquire the newly developed three tenant “Corner Shoppes” neighborhood retail center in McCordsville, IN (Indy MSA). Positioned on the NE side of Indianapolis, this center is perfectly positioned to capture the continued growth of Hancock County. Within a 1-mile radius there are 1,161 approved single family homes that will be delivered over the next several years including three adjacent neighborhoods Hampton Walk (200 SFH), Jacobi Farms (450 SFH), Colondale (246 SFH) and the new \$50M mixed-use McCordsville Town Center. The center is 100% leased to three tenants and anchored by Qdoba. The new construction center features end-cap drive through and 34 parking spaces.

We create freshly-made, Mexican-inspired food crafted with contemporary flavors that guests crave. We believe that the most delicious flavors start with quality ingredients and thoughtful preparation, taking pride in preparing meals in our kitchens each day. Whether it's chopping crisp produce, flame-grilling steak and chicken, or making hand-crafted guacamole, we don't take shortcuts.



WEST COAST SOURDOUGH

West Coast Sourdough started because our founders humbly believe a sandwich is only as good as the bread it comes on! That is why we use the finest sourdough bread, hand-rolled by our artisan bakers in the Bay Area. We hand-slice our premium meats daily, and always use local produce vendors for daily deliveries! So when you're ordering in a West Coast Sourdough, your sandwich has bread baked seconds ago, meat sliced minutes ago, and crisp produce that was on a farm hours ago

Niyyah, means "intention" in Arabic, and it is our intention to create a warm and welcoming atmosphere where people of all backgrounds can come together to enjoy a cup of coffee and good conversation. Niyyah provides the perfect environment for individuals seeking a quiet, comfortable space to focus and be productive. Niyyah provides a relaxed and informal atmosphere that is ideal for casual business meetings or catching up with colleagues.








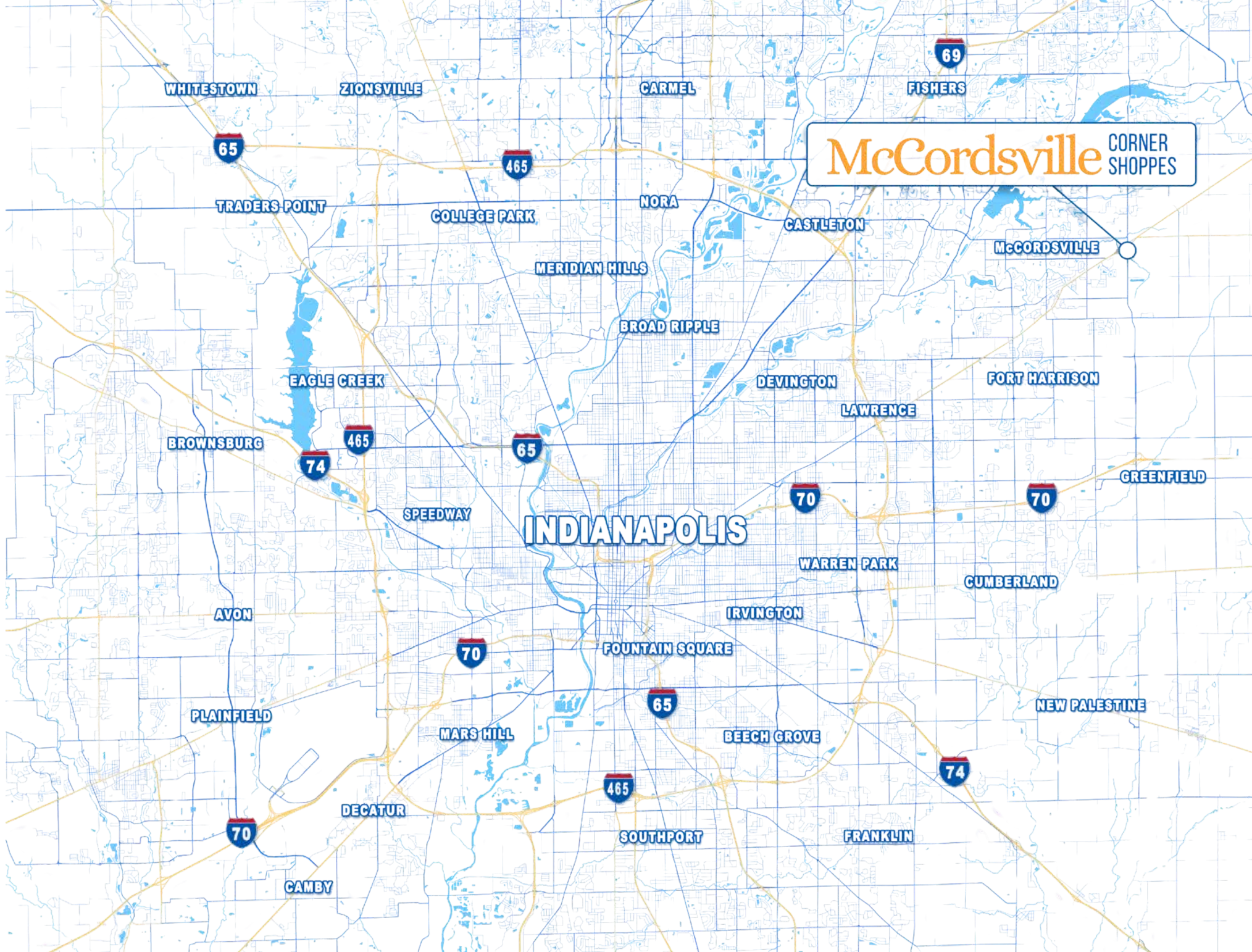
	QDOBA MEXICAN EATS	WEST COAST SOURDOUGH	NIYYAH COFFEE
TENANT ENTITY	Operator	Operator	Local Owner
GUARANTOR	Yes	Yes	Yes
EFFECTIVE DATE	1.25.2024	8.12.2025	3.20.2025
DELIVERY DATE	N/A	8.12.2025	4.23.2025
RENT COMM. DATE	8.28.2024	2.23.2026	10.23.2025
EXPIRATION DATE	8.31.2034	2.29.2036	10.31.2035
INITIAL LEASE TERM	10 Years	10 Years	10 Years
RENEWAL OPTIONS	Two Options of 5-Years	Two Options of 5-Years	One Option of 5-Years
RENTAL INCREASES	10% every 5 years	10% every 5 years	2% annually
CAM EXPENSE REIMBURSEMENTS	Tenant reimburses pro rata share monthly; 5% Cap on Controllable Expenses	Tenant reimburses pro rata share monthly; 5% Cap on Controllable Expenses	Tenant Reimburses pro rata share monthly; No Cap
REAL ESTATE TAX REIMBURSEMENTS	Tenant reimburses pro rata share monthly	Tenant reimburses pro rata share monthly	Tenant reimburses pro rata share monthly
INSURANCE REIMBURSEMENTS	Tenant reimburses pro rata share monthly	Tenant reimburses pro rata share monthly	Tenant reimburses pro rata share monthly
ADMIN FEE	10% of total CAM Costs	15% of total CAM Costs	10% of total CAM Costs
ROOF & STRUCTURE	Landlord Responsibility	Landlord Responsibility	Landlord Responsibility
HVAC	Tenant maintains, repairs, and replaces all HVAC units	Tenant maintains, repairs, and replaces all HVAC units	Tenant maintains, repairs, and replaces all HVAC units
EXCLUSIVE USE	Mexican-style menu	Quick Sandwiches	Coffee and Pastries

### INCOME STATEMENT

	ANNUAL
BASE RENT	\$ 232,020
NNN REIMBURSEMENTS	\$ 50,685
<b>TOTAL REVENUE</b>	<b>\$ 282,705</b>
CAM	\$ 10,760
REAL ESTATE TAXES	\$ 26,900
INSURANCE	\$ 2,152
MANAGEMENT FEE	\$ 10,873
<b>TOTAL EXPENSES</b>	<b>\$ 50,685</b>
<b>NET OPERATING INCOME</b>	<b>\$ 232,020</b>

### RENT ROLL

	SF	%	RCD	EXP	BASE RENT				TYPE	OPTIONS
					BUMP	PSF	MO.	ANNUAL		
	2,380	44.24%	8.28.2024	8.31.2034	<b>CURRENT</b>	<b>\$45.00</b>	<b>\$8,925</b>	<b>\$107,100</b>	NNN	Two 5-Year
					9.1.2029	\$49.50	\$9,818	\$117,810		
	1,230	22.86%	2.23.2026	2.29.2036	<b>CURRENT</b>	<b>\$44.00</b>	<b>\$4,510</b>	<b>\$54,120</b>	NNN	Two 5-Year
					3.1.2031	\$48.40	\$4,961	\$59,532		
	1,770	32.90%	10.23.2025	10.31.2035	<b>CURRENT</b>	<b>\$40.00</b>	<b>\$5,900</b>	<b>\$70,800</b>	NNN	One 5-Year
					11/1/2026	\$40.80	\$6,018	\$72,216		
					11/1/2027	\$41.62	\$6,139	\$73,667		
					11/1/2028	\$42.45	\$6,261	\$75,137		
					11/1/2029	\$43.30	\$6,387	\$76,641		
					11/1/2030	\$44.17	\$6,515	\$78,181		
					11/1/2031	\$45.05	\$6,645	\$79,739		
					11/1/2032	\$45.95	\$6,778	\$81,332		
11/1/2033	\$46.87	\$6,913	\$82,960							
11/1/2034	\$47.81	\$7,052	\$84,624							
<b>5,380</b>					<b>\$43.13</b>	<b>\$19,335</b>	<b>\$232,020</b>			



**McCordsville** CORNER SHOPPES



# McCordsville CORNER SHOPPES

**meijer** *Auto Zone*  
**verizon** **Crew CARWASH**  
 Great Clips  
**NOBLE ROMAN'S** CRAFT PIZZA & PUB  
**Valvoline**

**Culver's** **CVS pharmacy** **TACO BELL**  
**LOS AGAVES** **MEGUMI** **INDIAN HEALTH**

**GATEWAY CROSSING**  
444 SINGLE FAMILY HOMES

**HAMPTON WALK**  
200 SINGLE FAMILY HOMES

**COLENDALE**  
246 SINGLE FAMILY HOMES

**AUSTIN TRACE**  
315 SINGLE FAMILY HOMES

**CHAMPION LAKE**  
17 SINGLE FAMILY HOMES

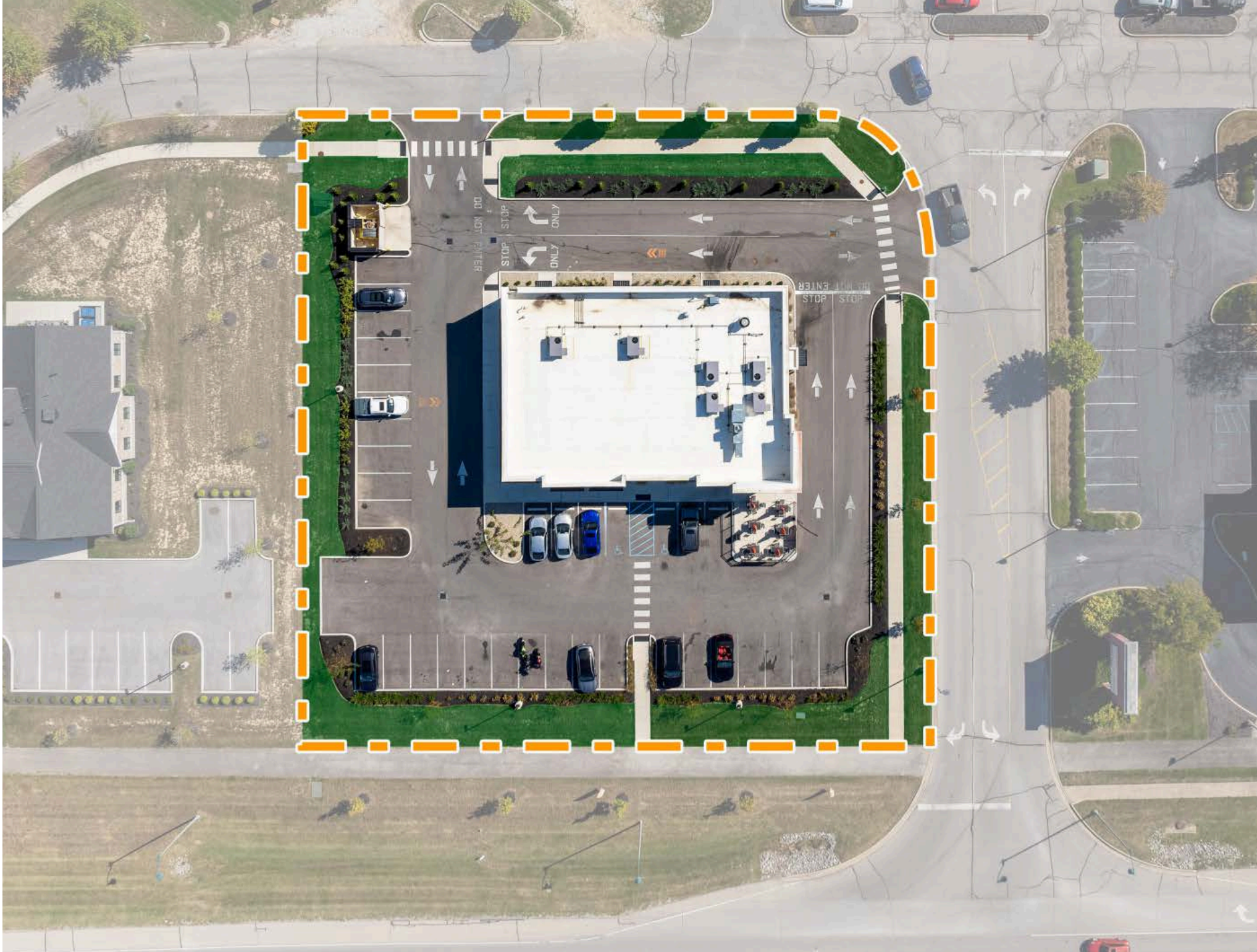
**GATHERINGS at AURORA**  
170 SINGLE FAMILY HOMES

**JACOBI FARMS**  
450 SINGLE FAMILY HOMES

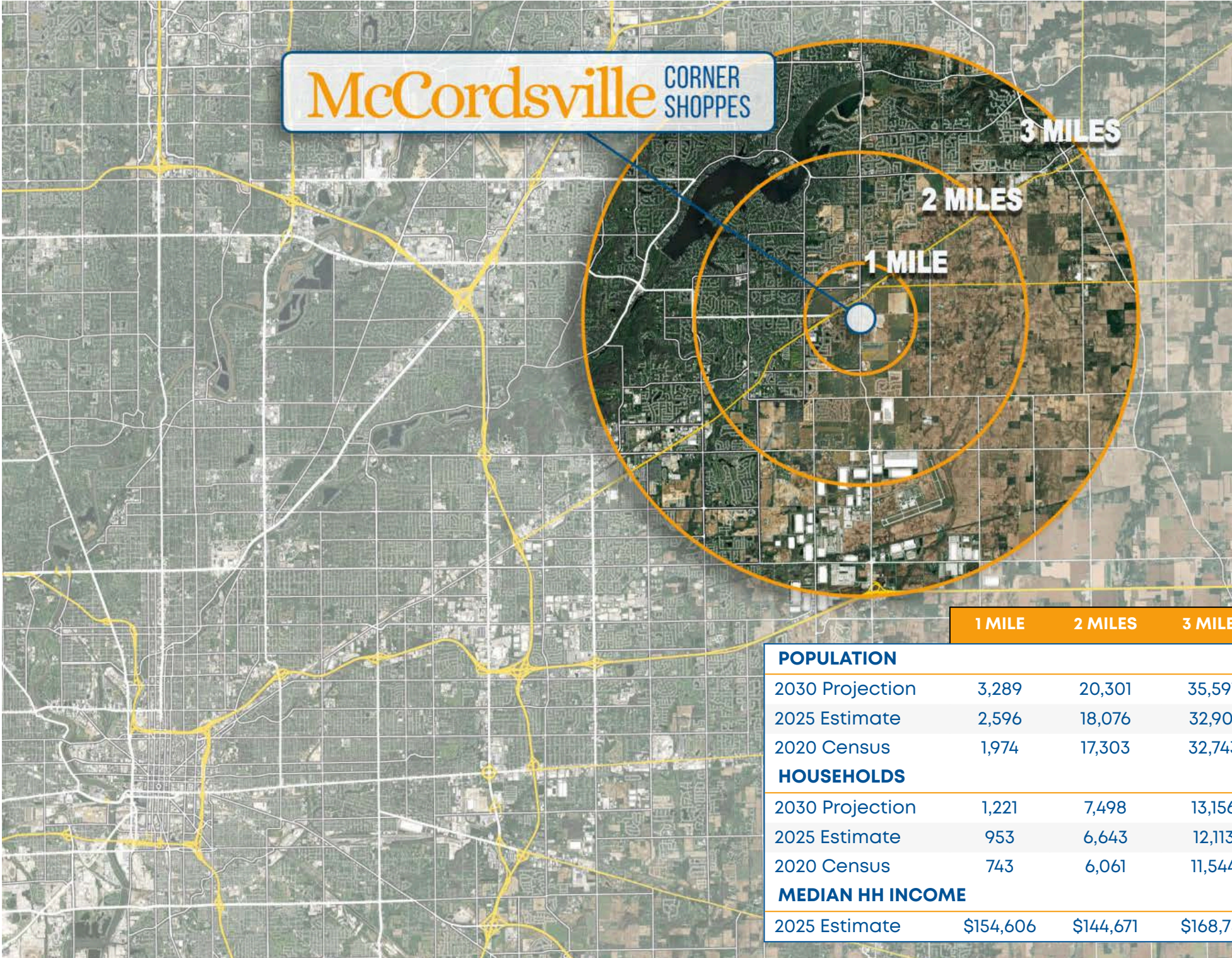
**TOWN CENTER**  
MIXED USE DEVELOPMENT

**VILLAGES of BROOKSIDE**  
581 SINGLE FAMILY HOMES

**PINE VAIL**  
78 SINGLE FAMILY HOMES



# McCordsville CORNER SHOPPES



	1 MILE	2 MILES	3 MILES
<b>POPULATION</b>			
2030 Projection	3,289	20,301	35,597
2025 Estimate	2,596	18,076	32,901
2020 Census	1,974	17,303	32,743
<b>HOUSEHOLDS</b>			
2030 Projection	1,221	7,498	13,156
2025 Estimate	953	6,643	12,113
2020 Census	743	6,061	11,544
<b>MEDIAN HH INCOME</b>			
2025 Estimate	\$154,606	\$144,671	\$168,731



# McCordsville, IN

Hancock County

McCordsville is a thriving suburban just 20 miles northeast of downtown Indianapolis and minutes from Geist Reservoir. Perfectly positioned off State Highway 67 with quick access to I-70, I-69, I-465, and SR 234, McCordsville offers effort less connectivity for commuters and families alike. Served by the highly regarded Mt. Vernon School District, educating nearly 4,800 K-12 students in 2024. Enjoy the charm of smalltown living with the convenience of big-city amenities nearby with the Indianapolis International Airport within 35 miles, and the Indianapolis Regional Airport just 5 miles away. Neighboring the rapidly growing city of Fishers, McCordsville is right in the path of progress and development.

## Local

## Leading Industries

Highlighting local economic drivers & global employee counts



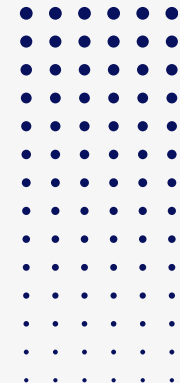
## McCord Square

After 15 years of planning, McCordsville is investing in a 48 acre project aimed at creating a vibrant town center.

- **\$53M** invested as of 2025, with an additional **\$250M+** planned
- 111,000 SF of apartments: The Jackson & The Lucas
- Three-story, **34,600 SF** building developed by NineStar Connect for new office space, featuring additional public & commercial space

## Daniel's Vineyard

- 14,000+ grape vines
- Private Wine Club
- Event Venue



## Mt. Comfort Trail

- Features 2 miles of paved pathways that wind through residential areas.
- Connected to trail networks at Geist Reservoir, the second largest man-made lake in Indiana. 14,000+ grape vines

## McCordsville Sports Park

- Outdoor recreational facility for sports tourism, previously the Dillinger Dog Track & Raceland Indiana for dog racing

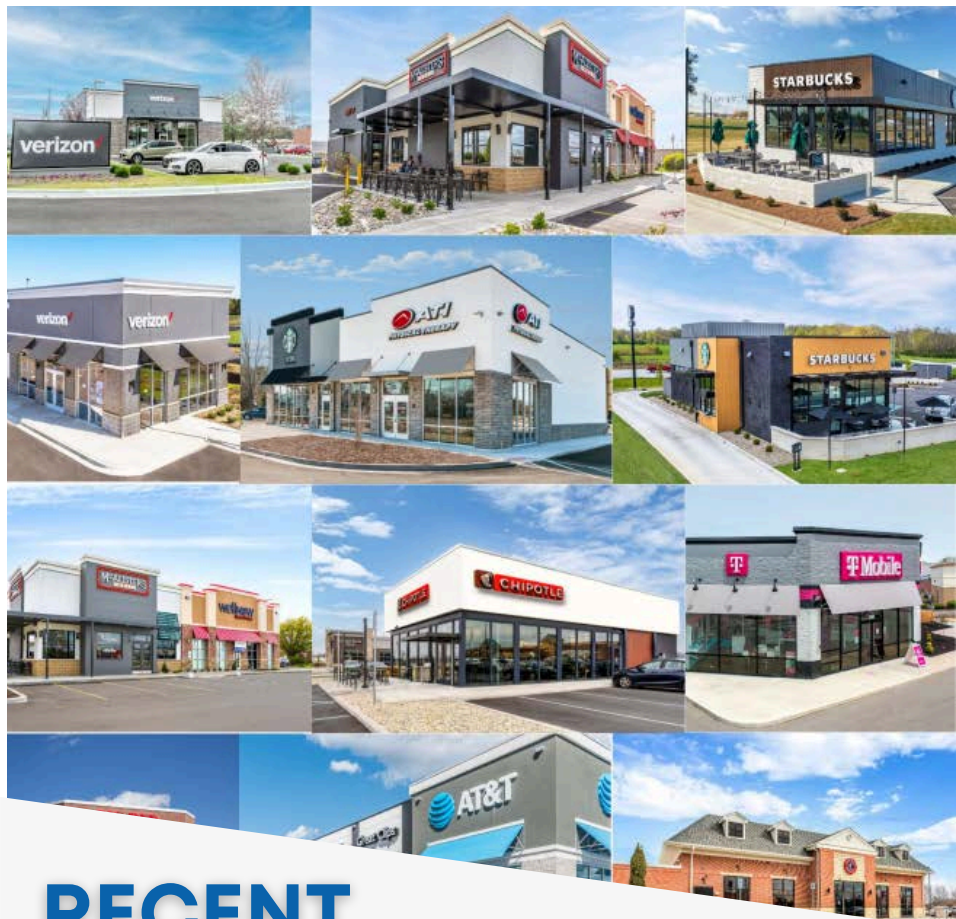


# VERITAS REALTY

At Veritas Realty, we focus on **Retail, Restaurant, Medical & Entertainment** real estate. We are a full-service commercial real estate company with expertise in all aspects of the industry including local and national tenant representation, landlord representation, investment sales, development, acquisitions and property management.

With a team of 18 hand-picked retail broker specialists plus a national affiliation with ChainLinks Retail Advisors in excess of 750+ retail brokers, we deliver unparalleled local market knowledge and a national reach, backed by an in-house support team that delivers sophisticated analytics, mapping, and brochures.

Veritas Realty is recognized as one of the leading, full service independent retail real estate firms in the country. We know who is expanding and where. Our clients include national and local retailers, restaurants and healthcare providers, as well as developers, institutions and private investors. We view the relationship with our clients as a partnership that is built on common goals and communication in order to efficiently implement strategies that maximize outcomes and values.



## RECENT TRANSACTIONS

### INVESTMENT SALES

The Veritas Realty Investment Sales is led by **Jon Bannister** who brings nearly 20 years of nationwide commercial real estate experience and knowledge to each assignment. **Mitch Ostrowski** and **Phoebe Aaron** round out the Investment Sales team, and provide a first class concierge investment sales experience for our clients by actively analyzing and communicating current market conditions, providing first class marketing support, implementing a strategy that suits each client's individual investment goals, proactively assisting each client through the due diligence process, and championing the deal across the finish line.

<b>Texas Roadhouse</b>	Fishers, IN
<b>Fishers Corner</b>	Fishers, IN
<b>College Park Crossing</b>	Indianapolis, IN
<b>Harvest Landing 2</b>	Avon, IN
<b>Auburn Shoppes</b>	Auburn, IN
<b>Main Street Shops</b>	Speedway, IN
<b>County Line Crossing</b>	Indianapolis, IN
<b>Johnson Fields</b>	Indianapolis, IN
<b>Chipotle Mexican Grill</b>	Multiple
<b>Starbucks Coffee</b>	Multiple
<b>Valvoline Oil Change</b>	Multiple

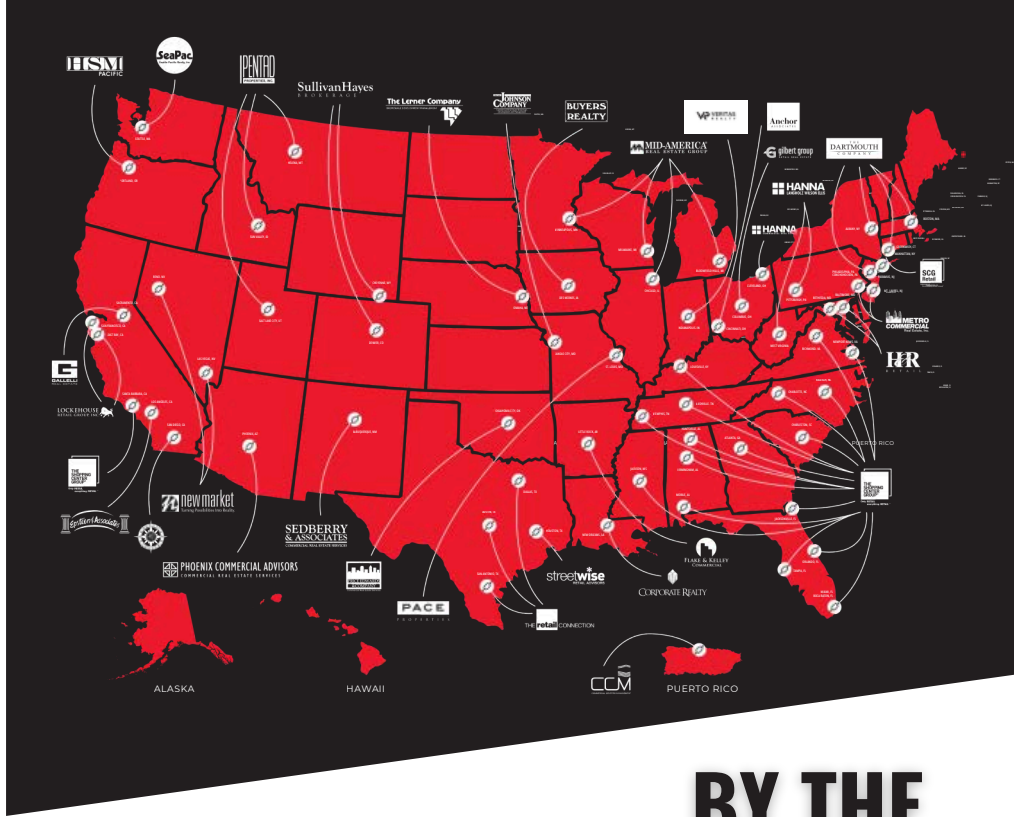


Since 1979, ChainLinks Retail Advisors has served America's premier retailers, landlords, and investors as the top network of retail-only real estate services and industry-leading commercial property brokerage organization.

Chainlinks provides a full scope of commercial real estate advisory services, curated for each client to maximize its productivity. By leveraging our national network of the top retail real estate firms in the United States and applying our comprehensive knowledge of the local real estate markets, we deliver a diverse array of services and expertise molded to each client's needs.

Chainlinks has assembled the best team in every major MSA who operate with optimal precision to exceed the client's expectations. Their collaborative culture, and mutual trust with clients, and infectious energy enable us to exceed all of its client's highest expectations. Chainlinks national composite of innovative specialists communicate efficiently to provide meaningful and enduring solutions for its clients.

**LOCAL.  
NATIONAL.  
EXECUTE.**



**BY THE NUMBERS...**

REAL ESTATE TRANSACTIONS  
**6,000+**

CONSIDERATION EARNED  
**\$8.5+B**

LANDLORDS REPRESENTED  
**3,000+**

RETAILERS REPRESENTED  
**1,500+**

OFFICES IN THE USA  
**56**



# VERITAS REALTY

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