

# 8091 TOWNSHIP LINE ROAD



GLA +/- 35,840 SF | LOT SIZE: +/- 0.53 ACRES

📍 8091 Township Line Rd. Indianapolis, IN. 46260

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# INVESTMENT OVERVIEW

SECTION 1



# 8091 TOWNSHIP LINE ROAD

8091 Township Line Rd. Indianapolis, IN. 46260

## WHY 8091 TOWNSHIP LINE ROAD?

This is a rare chance to acquire a value-add medical/office asset, income-generating asset with medical tenancy, high visibility, and superior access. With limited competing supply and continued growth in the healthcare sector, the property is well positioned for sustained occupancy and NOI growth in a supply-constrained submarket.

Investors will benefit from below-replacement-cost pricing, long-standing tenancy, and the prestige of being within one of the most desirable medical office corridors in Indianapolis.

The DiSalvo | Bender | Nulf Group of Marcus & Millichap is pleased to present for sale 8091 Township Line Road, a two-story, multi-tenant medical office investment property totaling approximately 35,840 square feet. Located in the Northwest Indianapolis medical corridor, this asset sits on ±0.53 acres and features 11 tenant suites, a strong roster of healthcare and nonprofit organizations, and proximity to major hospital systems and interstates. Originally built in 1984, the property is currently 90.3% occupied and has demonstrated consistent historical leasing with a WALE of 3.26 years. This investment presents a rare opportunity to acquire a value-add medical/office asset in a core Indianapolis healthcare submarket.

**Market:** 8091 Township Line Road is strategically located in one of the city's most established healthcare clusters, surrounded by St. Vincent Hospital, Community Health Pavilion, and numerous specialty practices. With immediate access to I-465, I-865, and I-65, the site offers easy connectivity across the Indianapolis metro, while maintaining a suburban professional park environment. The property is 41 minutes from Indianapolis International Airport, and benefits from strong local demographics, with over 940,000 residents within a 10-mile radius and median household incomes exceeding \$100,000 within 3 miles.



### Value-Add Medical/Office Asset with Strong In-Place Income



### Over \$200,000 in Recent Capital Improvements Made


Ownership has completed more than \$200,000 in CapEx projects within the past 12 months (cosmetics, boiler/chiller system, heat pumps).



### Core Northwest Indianapolis Location

Positioned within a major medical hub, near Ascension St. Vincent Hospital, and within minutes of I-465/I-865/I-65, providing excellent regional access.

**Stable Current Tenant Mix:** The tenancy features a diverse mix of established healthcare providers and service-based tenants, including Ascension St. Vincent, Axia Women's Health, Patchwork Indy, and Dendreon. With several multi-suite users and recent lease extensions, the asset maintains predictable in-place income. The building layout supports professional medical users with multiple ingress/egress points, surface parking, and flexible suite sizes, offering long-term adaptability for tenants and future re-leasing.

 8091 Township Line Rd. Indianapolis, IN. 46260

**YEAR BUILT** 1984

**YEAR RENOVATED** 2024

**TOPOGRAPHY** Flat

**FOUNDATION** Concrete Slab

**EXTERIOR** Masonry

**ROOF** Flat



**35,840 SF**

GROSS LEASEABLE AREA

**0.53 ACRES**

ACRES +/-



**PARKING**

Asphalt

**50 Free Surface Spaces Available**

Ratio of 1.40/1,000 SF



**APN**

49-03-21-114-110.000-800



**ZONING**

Z001



**HIGHWAY ACCESS**

I-465 | I-865 | I-65



**AIRPORT**

41 Minutes to Indianapolis International Airport

**11**

NUMBER OF UNITS



**01**

NUMBER OF BUILDINGS



**02**

NUMBER OF STORIES



#### Tenant Roster Anchored by National Healthcare Operators

Tenants include Ascension St. Vincent, Axia Women's Health, and others; healthcare sector demand supports long-term stability.



#### Flexible Floor Plan Across 11 Suites

Efficient ±35,840 SF layout across two floors; suited for both small and midsize tenants, minimizing rollover risk.



#### Growing Demographics and Affluent Population Base

Over 940,000 people within 10 miles, with strong incomes and access to high-quality medical infrastructure.



#### Efficient Operating Profile with Expense Reimbursement

Tenants reimburse for CAM, taxes, insurance, and management, supporting consistent net cash-flow



#### Medical Demand Drivers and Institutional Neighbors

Surrounded by prominent healthcare, medical office, and residential communities in a proven, high-barrier-to-entry location.

**Property Features:** The surrounding area boasts robust demographics, with more than 940,000 residents within a 10-mile radius and median household incomes exceeding \$100,000 within three miles. 8091 Township Line Road presents a rare opportunity to acquire a medical office asset in one of Indianapolis' most desirable and supply-constrained submarkets.

**Condo Units:** 8091 Township Line Road is comprised of multiple condominium units. The subject property makes up 95% of the units and a potential investor can obtain an option to purchase the remaining 5%. Please contact agents for more details as needed.

## RESTAURANTS

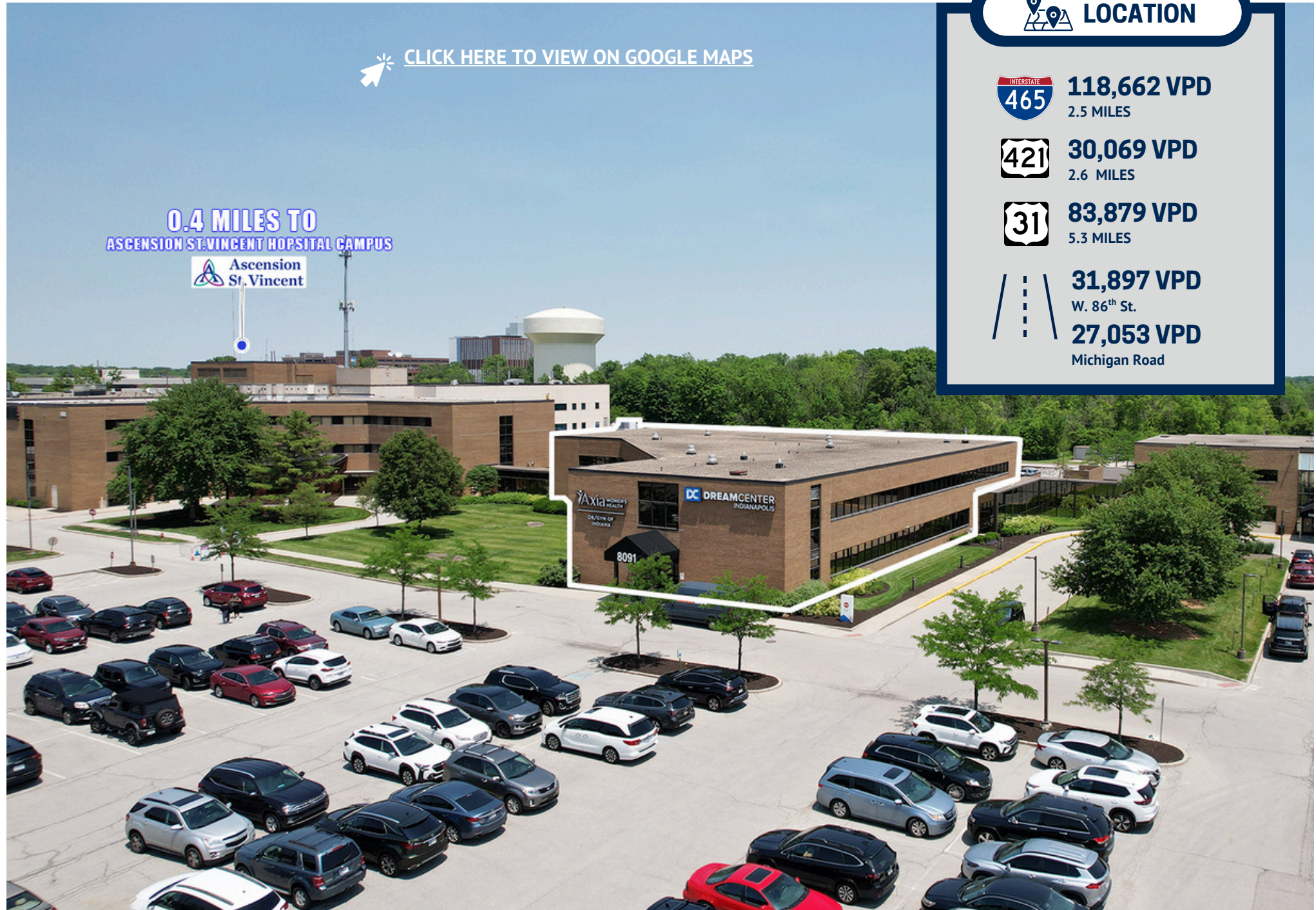
Al Waha Restaurant	Hardee's
Athens on 86 <sup>th</sup>	Jet's Pizza
Buffalo Wild Wings	McDonald's
Burger King	MCL Cafeteria
Chick Fil A	Noble Roman's
Chipotle	Papa John's
Chicken Salad Chick	Pizza Hut
Daddy Jack's	Rally's
Dragon House	Rusty Bucket Restaurant
Fazoli's	Taco Bell
Firebirds Wood Fired Grill	Texas Roadhouse
First Watch	Wendy's
Five Guys	Yummy Bowl

## RETAILERS

ALDI	Half Price Books
AIMMART International	JOANN Fabrics
BMO Bank	Lowe's Home
Centier Bank	Improvement
Chase Bank	PNC Bank
Costco	Regions Bank
Crew Carwash	SecurCare Self Storage
Crown Liquors	Sherwin Williams
CVS	Staples
Discount Tire	Taco Bell
Dollar Tree	Trader Joe's
Five Below	Walgreens
Fresh Thyme Market	Walmart

## MEDICAL

**Ascension St. Vincent Hospital**  
 Ascension St. Vincent Neuroscience Institute  
 Fresenius Medical Care at Ascension St. Vincent Hospital  
 Pediatrics Short-Term Stay Unit  
 Peyton Manning's Children Hospital  
 Progressive Cardiac Care Unit  
 St. Vincent Audiology Services





# FINANCIAL ANALYSIS

SECTION 2



# 8091 TOWNSHIP LINE ROAD

8091 Township Line Rd. Indianapolis, IN. 46260

# \$4,465,000

OFFERING PRICE

# 9.25%

CAP RATE



**35,840 SF**  
GROSS LEASEABLE AREA



**0.53 ACRES**  
LOT SIZE



# \$124.58

PRICE/SF



# \$413,226

NOI



# 90.85%

OCCUPANCY

OFFERING HIGHLIGHTS



# TENANT SUMMARY

Suite	Tenant	Approx. Rentable Sq.Ft.	% of Ctr vs Total Space	Current Term Start	Lease Expiration End	Current Monthly Rent	Current Annual Rent (\$)	Approx. Annual Rent/SF	Increase Effective Date	Increase Annual Rent/SF	Annual CAM Reimb.	Annual TAX Reimb.	Annual INS Reimb.	Annual MGMT. Reimb.	Lease Type	Other Lease Terms
105	St. Vincent Pediatrics	4,806	12.68%	Nov-22	Oct-27	\$ 6,849	\$ 82,188	\$ 17.10	Nov-26	\$ 17.61	\$ 30,169	\$ 2,771	\$ 1,927	\$ 3,593	NNN	
106A	Dream Center of Indianapolis	1,191	3.14%	May-25	Apr-31	\$ 2,184	\$ 26,202	\$ 22.00	May-26 May-27 May-28	\$ 22.66 \$ 23.34 \$ 24.04	\$ -	\$ -	\$ -	\$ -	Base	Two (5) Year Options Termination Option If Funds Aren't Available ROFR to expand into suite 107
107	Vacant	1,837	4.85%			\$ 3,674	\$ 44,088	\$ 24.00			\$ -	\$ -	\$ -	\$ -	Gross	
108	St. Vincent Medical	6,862	18.11%	Sep-24	Sep-27	\$ 6,479	\$ 77,746	\$ 11.33	Sep-26	\$ 11.67	\$ 2,685	\$ -	\$ -	\$ -	Base	One (3) Year Option
(7)	109 Dr. Dugan (Condo)	2,054	5.42%			\$ -	\$ -	\$ -			\$ 10,158	\$ -	\$ -	\$ -	NNN	
111	Dream Center of Indianapolis	1,839	4.85%	May-25	Apr-31	\$ 3,372	\$ 40,458	\$ 22.00	May-26 May-27 May-28	\$ 22.66 \$ 23.34 \$ 24.04	\$ -	\$ -	\$ -	\$ -	Base	Two (5) Year Options Termination Option If Funds Aren't Available ROFR to expand into suite 109
201	Dendreon / ARC	1,916	5.06%	Nov-23	Oct-26	\$ 3,727	\$ 44,719	\$ 23.34			\$ 3,774	\$ -	\$ -	\$ -	Base	
203	Patchwork Indy	1,637	4.32%	Mar-24	Jun-27	\$ 3,090	\$ 37,081	\$ 22.65	Jul-26	\$ 23.33	\$ 640	\$ -	\$ -	\$ -	Base	
205	Vacant	1,632	4.31%			\$ 3,264	\$ 39,168	\$ 24.00			\$ -	\$ -	\$ -	\$ -	Gross	
(6)	206/207 Axia	11,904	31.41%	Feb-18	Jul-30	\$ 17,085	\$ 205,014	\$ 17.22	Feb-26 Feb-27 Feb-28	\$ 17.74 \$ 18.27 \$ 18.82	\$ 74,725	\$ 6,864	\$ 4,773	\$ 8,899	NNN	Two (5) Year Options
208	Patchwork Indy	2,216	5.85%	Mar-25	Feb-28	\$ 4,063	\$ 48,752	\$ 22.00	Mar-26 Mar-27	\$ 22.66 \$ 23.34	\$ -	\$ -	\$ -	\$ -	Base	
<b>Total Units: 11</b>		<b>37,894</b>	<b>100.00%</b>			<b>\$ 53,785</b>	<b>\$ 645,417</b>				<b>\$ 122,151</b>	<b>\$ 9,635</b>	<b>\$ 6,700</b>	<b>\$ 12,491</b>		
<b>Occupied</b>		<b>34,425</b>	<b>90.85%</b>			<b>87.10%</b>	<b>\$ 562,161</b>	<b>\$ 17.37</b>			<b>\$ 122,151</b>	<b>\$ 9,635</b>	<b>\$ 6,700</b>	<b>\$ 12,491</b>		
<b>Vacant</b>		<b>3,469</b>	<b>9.15%</b>			<b>12.90%</b>	<b>\$ 83,256</b>	<b>\$ 24.00</b>			<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>		

Notes:  
1) WALE = 3.05 Years Remaining  
2) The condo is included in the rent roll for CAM purposes only. Total SF is equal to 35,840.

# MARKET OVERVIEW

SECTION 3



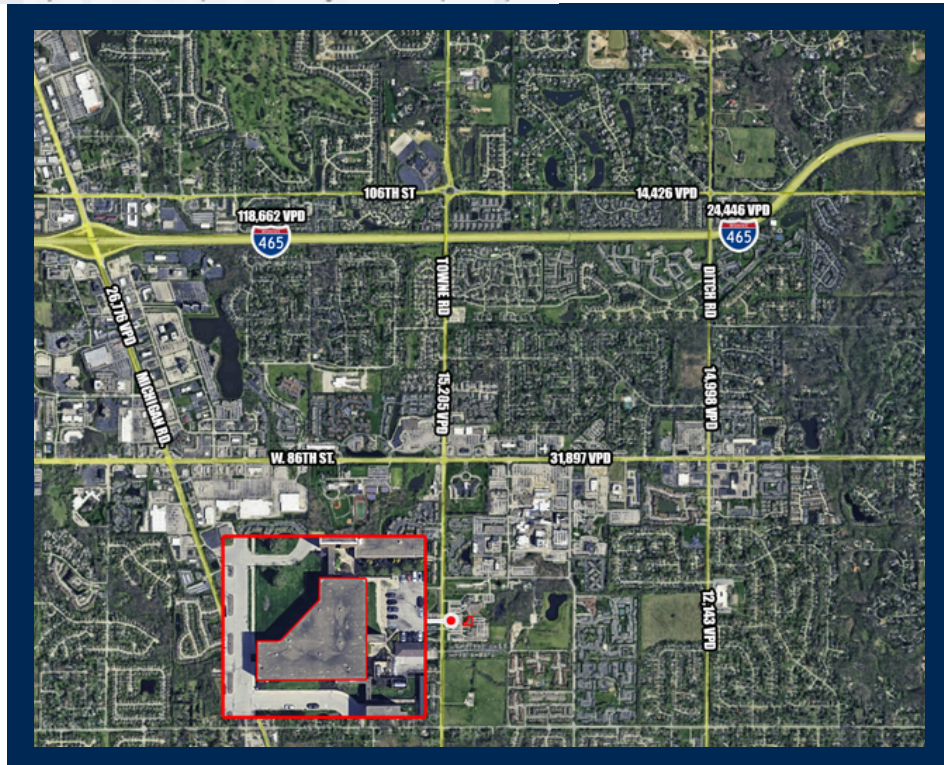


# DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES	10 MILES
2028 PROJECTION	15,156	65,220	170,218	694,666
2023 ESTIMATE	15,186	65,064	168,712	680,321
2020 CENSUS	15,859	66,468	170,004	671,982
2010 CENSUS	15,013	63,370	156,533	597,185
2023 POPULATION	24,914	127,179	273,729	940,452

HOUSEHOLD	1 MILE	3 MILES	5 MILES	10 MILES
2028 PROJECTION	7,708	28,874	74,433	294,173
2023 ESTIMATE	7,677	28,710	73,578	287,601
2020 CENSUS	7,635	28,480	72,396	278,553
2010 CENSUS	6,954	27,051	66,589	245,431

HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES	10 MILES
2020 CENSUS	\$78,982	\$106,836	\$123,470	\$114,236
2028 PROJECTION	\$49,520	\$68,219	\$74,469	\$66,554
2023 ESTIMATE	\$39,597	\$45,940	\$52,349	\$46,538



# INDIANAPOLIS

## INDIANA

Known widely for the Indianapolis 500, the Indianapolis metro houses the state capital and is a growing tech hub. Situated in central Indiana, the market consists of 11 counties: Marion, Johnson, Hamilton, Boone, Hendricks, Morgan, Hancock, Shelby, Brown, Putnam and Madison.

The metro lacks formidable development barriers, except for the several rivers and creeks that traverse the region. Marion County is home to the city of Indianapolis, which contains a population of over 862,600 people. Fishers and Carmel in Hamilton County are the next two largest population hubs in the metro, with roughly 100,000 residents each.

Most of the surrounding counties are rural, offering builders ample land for residential and commercial development. Population growth is primarily concentrated to the northern suburbs and west of the city.



### TOP DISTRIBUTION HUB

Around 50 percent of the U.S. population lies within a one-day drive of Indianapolis, making it a center for the transportation of goods.



### MAJOR HEALTH SCIENCES CENTER

Eli Lilly and Co., Roche Diagnostics and Labcorp Drug Development maintain operations in the region, among other health-related employers.



### LOWER COST OF DOING BUSINESS

Indianapolis' cost-of-living and doing business are far below national averages, attracting businesses and residents to the area.

POPULATION  
**2.1M**



**4.1%**  
GROWTH 2022-2027\*



HOUSEHOLDS  
**822K**

**4.5%**  
GROWTH 2022-2027\*



The metro is expected to add almost 86,100 people through 2027, which will result in the formation of nearly 37,000 households, generating housing demand.



MEDIAN HOUSEHOLD INCOME  
**\$64,100**

U.S.  
MEDIAN  
\$66,400

A median home price below the national level has produced a homeownership rate of 65 percent, which is slightly above the national rate of 64 percent.



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