



Eagle Highland Shops

7020 Shore Terrace, Indianapolis, IN 46254

\$2,240,000

PRICE

OFFERING MEMORANDUM

8.15%

CAP RATE

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INDIANAPOLIS OVERVIEW



FINANCIAL OVERVIEW

7020 SHORE TERRACE, INDIANAPOLIS, IN 46254



\$182,488

NOI



8.15%

CAP RATE



100%

OCCUPANCY



\$14.05

RENT/PSF



7

OF SUITES



1985

YEAR BUILT

PRICING

Price	\$2,240,000
Cap Rate	8.15%
Building Square Footage	14,025
Price Per Square Foot	\$159.71
Year Built	1985
Lot Size	2.35AC

EXPENSES

Taxes (2025)	<i>\$1.43psf</i>	\$20,086
Insurance (2025)	<i>\$1.54psf</i>	\$21,577
CAM (2025)	<i>\$2.36psf</i>	\$33,092
Management Fee	<i>4.00%</i>	\$10,718
TOTAL EXPENSES	<i>\$6.09psf</i>	\$85,473

CAM BREAKDOWN (2025)

Repairs & Maintenance	\$3,679
Snow Plow	\$13,760
Landscaping	\$7,430
Window Cleaning	\$400
House Lights	\$1,833
Trash Removal	\$5,990
TOTAL CAM	\$33,092

ANNUALIZED OPERATING DATA

Scheduled Gross Income	\$197,012
Tax Reimbursement	\$20,086
Insurance Reimbursement	\$21,577
CAM Reimbursement	\$33,092
Mgmt Fee Reimbursement	\$10,298
Total Reimbursements	\$85,473
Total Income	\$282,065
Less: Expenses	(\$85,473)
NET OPERATING INCOME	\$182,488

											EXPENSE REIMBURSEMENTS			
SUITE	TENANT	SQ FT	% OF GLA	START	END	MONTHLY RENT	ANNUAL RENT	REN T PSF	RENT BUMPS	LEASE TYPE	TAXES	INS	CAM	MGMT
7002A	C&G Furniture	1,595	11.37%	8/26/23	8/31/28	\$1,957	\$23,495	\$14.73	Annual CPI	NNN	\$2,284	\$2,453	\$3,763	\$1,171
7002B	Elite Styles	880	6.27%	12/1/12	1/31/29	\$1,111	\$13,334	\$15.15	Annual CPI	NNN	\$1,260	\$1,353	\$2,076	\$646
7006	Hands for Hair Beauty	900	6.42%	9/1/20	10/31/29	\$897	\$10,771	\$11.97	Annual CPI	NNN	\$1,288	\$1,384	\$2,123	\$660
7010	Christ Embassy Indy West	2,400	17.11%	7/1/24	7/31/29	\$2,666	\$31,995	\$13.33	Annual CPI	NNN	\$3,437	\$3,692	\$5,662	\$1,762
7016	Jasmine Spa	1,200	8.56%	4/1/24	3/1/29	\$1,430	\$17,163	\$14.30	Annual CPI	NNN	\$1,718	\$1,846	\$2,831	\$881
7026	Mercado De La Familia	1,800	12.83%	12/5/24	6/30/30	\$2,163	\$25,956 *	\$14.42	Annual CPI	NNN	\$2,577	\$2,769	\$4,247	\$1,321
7038	Kulture Bar & Bistro	5,250	37.43%	11/1/19	2/28/28	\$6,191	\$74,295	\$14.15	Annual CPI	NNN	\$7,518	\$8,076	\$12,387	\$3,854
TOTALS		14,025	100%			\$16,418	\$197,012	\$14.05			\$20,086	\$21,577	\$33,092	\$10,298
<i>Occupied</i>		<i>14,025</i>	<i>100%</i>			<i>\$16,418</i>	<i>\$197,012</i>	<i>\$14.05</i>			<i>\$20,086</i>	<i>\$21,577</i>	<i>\$33,092</i>	<i>\$10,298</i>
<i>Vacant</i>														

Underwriting Assumptions:

**Mercado De La Familia Rent Effective 7/1/2026 based off 3% CPI Increase*



PROPERTY OVERVIEW

7020 SHORE TERRACE, INDIANAPOLIS, IN 46254



100% OCCUPIED RETAIL STRIP CENTER

- 14,025 square foot strip center with 7 suites
- 50 percent of the GLA have been tenants for 6+ years



ALL TRIPLE NET LEASES

- Minimal landlord operating responsibilities presents a passive investment to the buying community
- Reduced expense exposure & inflation protection through pass-throughs



ANNUAL RENT INCREASES FOR EVERY TENANT

- Each tenant have annual CPI rent increases
- Built-in organic rent growth year-over-year
- Strong hedge against inflation in a rising cost environment



ZERO LEASE ROLLOVER UNTIL FEBRUARY 2028

- Reduced near-term capex exposure in the form of leasing/TI cost
- Presents a predictable and steady cash flow stream for the mid-term hold period



EASY ACCESS TO INTERSTATE 465 BELTWAY

- Immediate connectivity to Indianapolis primary beltway system
- Strong regional accessibility and high traffic exposure (145k+ cars per day at this interchange)
- Direct routing to major employment and population centers



HIGH-DENSITY INTERSTATE EXIT CORRIDOR SUPPORTED BY MAJOR RETAIL & MEDICAL TRAFFIC DRIVERS

- Home to retail tenants like The Home Depot, Target, LA Fitness and VASA Fitness
- Adjacent to the Rehabilitation Hospital of Indiana
- Down the street from the IU Health Methodist Medical Plaza and the IU Health Eagle Highlands Outpatient Center



STRONG AREA DEMOGRAPHICS SUPPORTING DURABLE RETAIL DEMAND

- 85,000+ Residents within 3 miles | 190,000+ within 5 miles | 646,000+ within 10 miles
- 5 Miles from the Indianapolis Motor Speedway | Home to the largest sporting event in the world – Indianapolis 500 (350k Spectators)
- 10 Miles from downtown Indianapolis





Eagle Highland Shops

KULTURE
BAR & BISTRO

LIQUOR UNLIMITED

MERCADO DE LA FAMILIA

BARBER SHOP

ApprovedMortgage.com

Leasing and/or services
HORIZON 317-848-1100

KULTURE

MERCADO DE LA FAMILIA

BARBER SHOP







Eagle Creek Pkwy



EAGLE HIGHLAND SHOPS





MARKET OVERVIEW

7020 SHORE TERRACE, INDIANAPOLIS, IN 46254



EAGLE HIGHLAND SHOPS



EAGLE CREEK AIR PARK



49,012 VPD

145,750 VPD



Home of the Indy 500
"The Greatest Spectacle in Racing"

350k-400k Annual Spectators



EAGLE CREEK



EAGLE HIGHLAND SHOPS

INTERSTATE 65

INTERSTATE 465



BUTLER UNIVERSITY



FAIRGROUNDS



INTERSTATE 70



INDIANA UNIVERSITY INDIANAPOLIS

INTERSTATE 70

IND Indianapolis

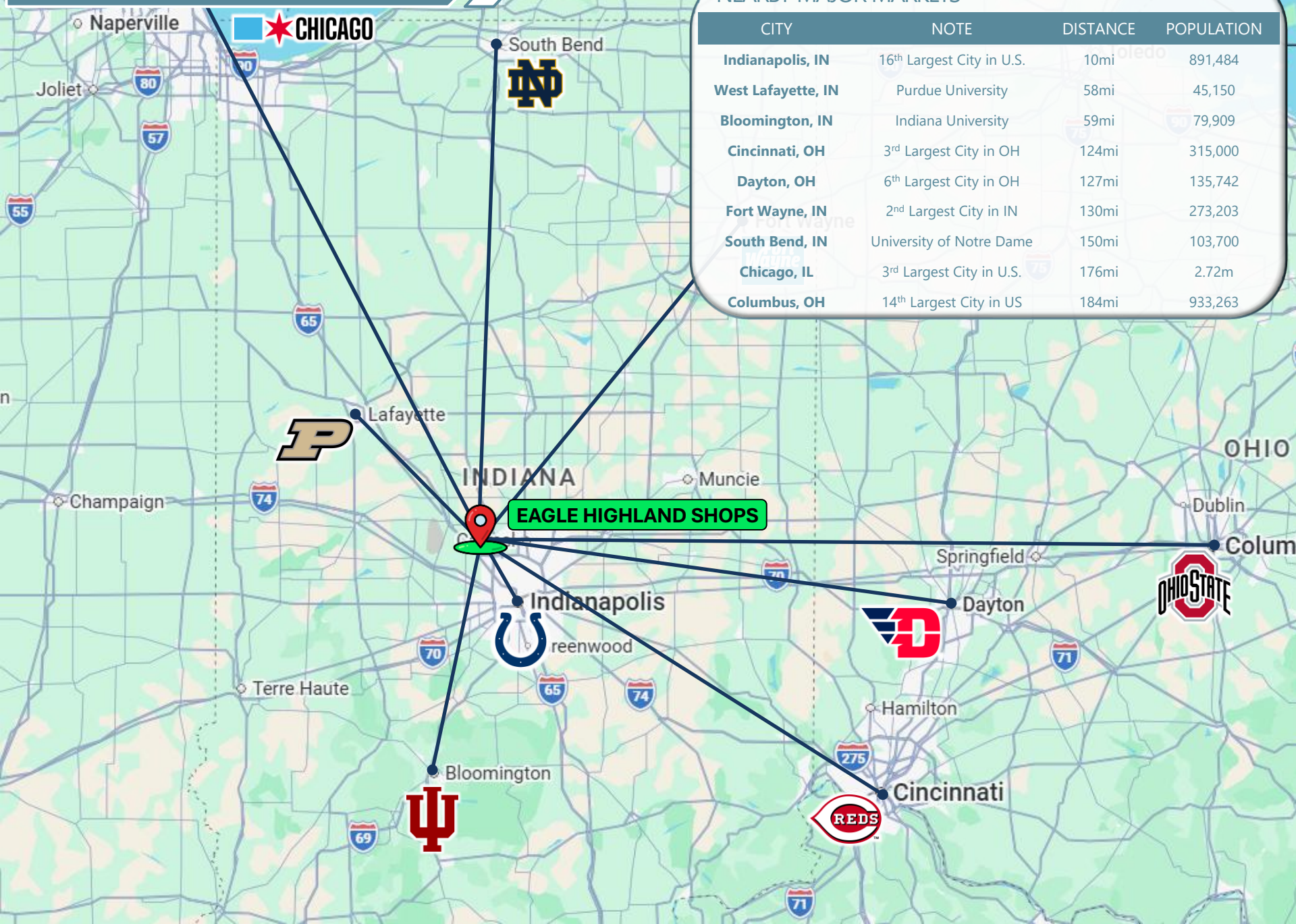
INTERSTATE 70

INTERSTATE 465



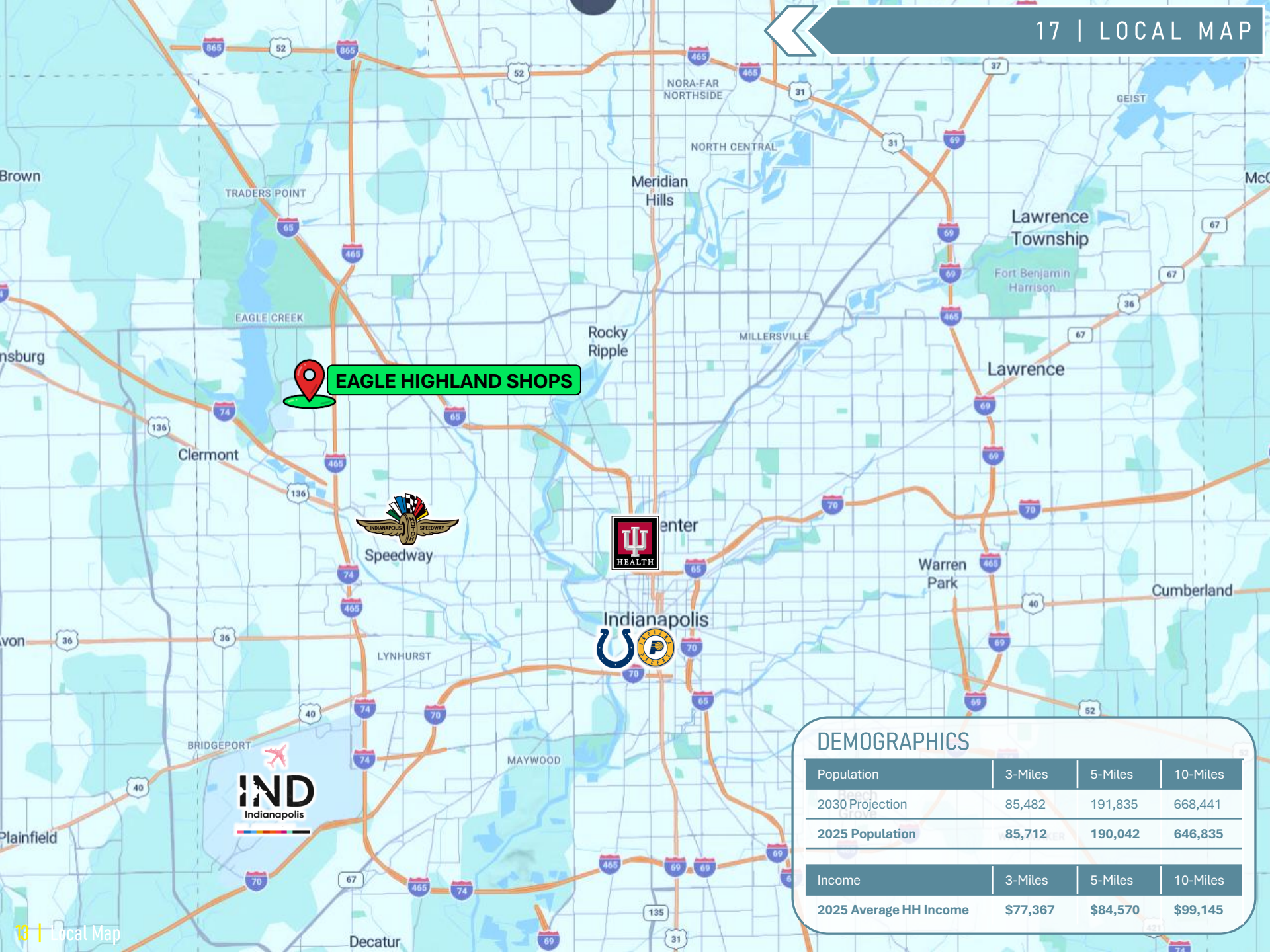
INTERSTATE 65

INTERSTATE 465



NEARBY MAJOR MARKETS

CITY	NOTE	DISTANCE	POPULATION
Indianapolis, IN	16 th Largest City in U.S.	10mi	891,484
West Lafayette, IN	Purdue University	58mi	45,150
Bloomington, IN	Indiana University	59mi	79,909
Cincinnati, OH	3 rd Largest City in OH	124mi	315,000
Dayton, OH	6 th Largest City in OH	127mi	135,742
Fort Wayne, IN	2 nd Largest City in IN	130mi	273,203
South Bend, IN	University of Notre Dame	150mi	103,700
Chicago, IL	3 rd Largest City in U.S.	176mi	2.72m
Columbus, OH	14 th Largest City in US	184mi	933,263



EAGLE HIGHLAND SHOPS

DEMOGRAPHICS

Population	3-Miles	5-Miles	10-Miles
2030 Projection	85,482	191,835	668,441
2025 Population	85,712	190,042	646,835
Income	3-Miles	5-Miles	10-Miles
2025 Average HH Income	\$77,367	\$84,570	\$99,145



INDIANAPOLIS, IN



879,293 Residents



GDP: \$184.4 Billion



16th Largest City in U.S.

Indianapolis is the 16th largest city in the United States and is a thriving Midwest hub known for its diverse economy, stable population growth, and favorable business climate. As the state capital and economic center of Indiana, it offers a compelling combination of affordability, infrastructure, and opportunity, making it highly attractive for retail investment. Indianapolis is the cultural anchor of the state of Indiana and the largest city in the Midwest outside of Chicago. Known for its strategic location, pro-business environment, and balanced cost of living, the city is increasingly popular with institutional and private commercial real estate investors.

Indianapolis is Home to...



INDIANA UNIVERSITY
INDIANAPOLIS

ESKENAZI
HEALTH



HEALTH

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PRESENTED BY:



NATHAN WHALEN

nathan.whalen@marcusmillichap.com

317.218.5329



JEREMIE JOHNSON

jeremie.johnson@marcusmillichap.com

317.218.5342

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