

GREENSBURG RETAIL CENTER

100% Occupied to an Established Urgent Care Clinic and a Brand-New Sports Training Facility with Minimal Landlord Responsibilities and Located Along Main Retail Corridor Directly Off Interstate 74



ACCESS
MEDICAL CLINIC

**MAIN RETAIL
CORRIDOR LOCATION**

**NEWER ROOF &
HVAC UNITS**

**NET LEASES & ANNUAL
RENTAL INCREASES**

**DIRECTLY OFF
INTERSTATE 74**

**RECENT LEASE
RENEWAL**

2311 N State Road 3
Greensburg, IN 47240

OFFERING MEMORANDUM

Marcus & Millichap
THE KLINK GROUP

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ACCESS
MEDICAL CLINIC



INVESTMENT HIGHLIGHTS

County Seat City | Directly Off I-74 & Along Main Retail Corridor | Surrounded By National Retailers

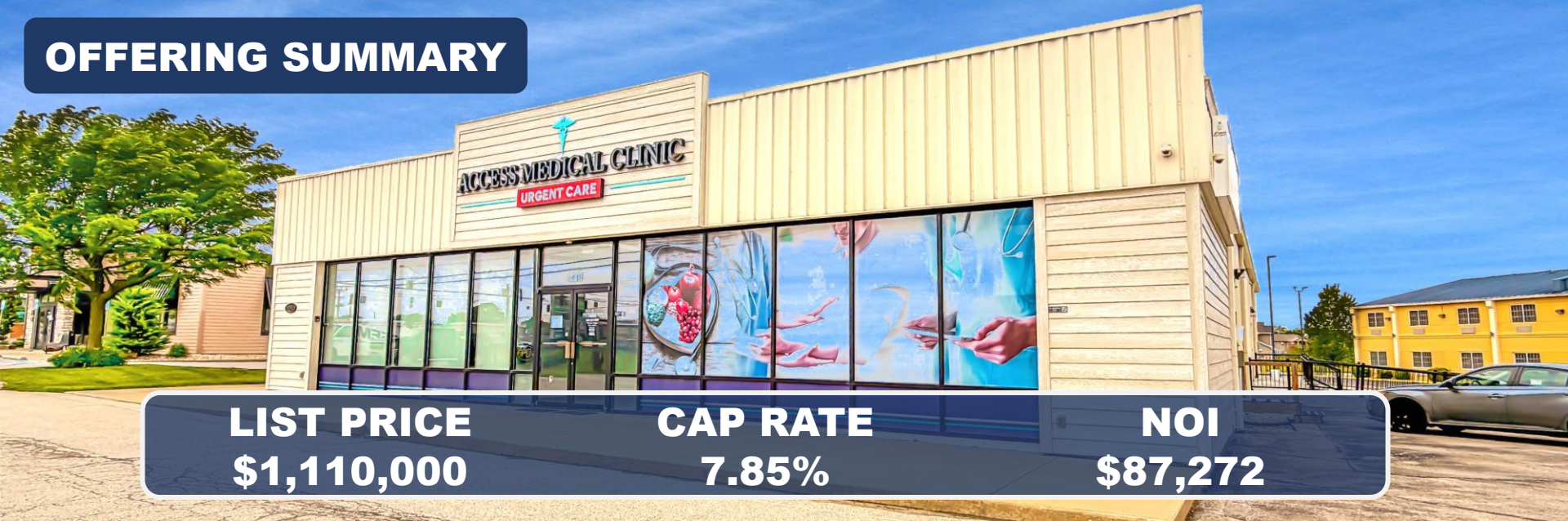
- Greensburg is the County Seat of Decatur County and Located Directly Off Interstate 74 and Serves as the Retail Hub for Surrounding Area.
- Located Along Main Retail Corridor (Indiana State Road 3) Which Experiences +/-18,000 vehicles-per-day.
- Retailers Withing a One-Mile Radius: Walmart, Goodwill, Starbucks, Chili's, Zaxby's, Marshalls, Bath & Body Works, Rent-A-Center, Feeder's Pet Supply, Jimmy John's, T-Mobile, Verizon, Jersey Mike's, Rural King, Harbor Freight and Many More.
- Strong Visibility From Indiana State Road 3 and Access Via Hard-Corner, Signalized Intersection.

100% Occupied Two-Tenant Investment | Annual Rental Increases | Minimal LL Responsibilities

- The Only Landlord Responsibilities are Property Taxes, Insurance and Roof & Structure Repairs, Maintenance and Replacement.
- Tenant Responsibilities Include: Common Area Maintenance, Utilities, Snow & Ice Removal, HVAC Repairs, Maintenance and Replacement and Self-Administer CAM.
- Both Tenants Have Annual Rental Increases During the Base Term of Their Leases.
- Low Price-Point Retail Offering with Underlying Real Estate Value Fundamentals Along Main Retail Corridor.



OFFERING SUMMARY



LIST PRICE
\$1,110,000

CAP RATE
7.85%

NOI
\$87,272

Property Information

Address	2311 N State Road 3 Greensburg, IN 47240
Building Size	8,320 SF
Year Built/Renovated	2003
Lot Size	0.86 Acres
Ownership	Fee-Simple
Parcel ID #	16-06-35-140-001.020-016
Tenants	Access Medical Clinic & Staggs Performance Labs
Occupancy	100%
Landlord Responsibilities	Property Taxes, Insurance, Roof & Structure

Financial Overview

Current Income

Access Medical Clinic Annual Rent	\$74,040
Staggs Performance Labs Annual Rent	\$35,199
Total Income	\$109,239

Landlord Expenses

Real Estate Taxes (2025)	\$17,967
Property Insurance (2025)	\$4,000
Total Expenses	\$21,967

Net Operating Income	\$87,272
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1. Landlord Only Expense Responsibilities Are Roof, Structure and Parking Lot Replacement, Property Taxes and Property Insurance.
2. Total Annual Rent Shown For Each Tenant Includes a Fixed Monthly Operating Expense Contribution to Landlord; Access Medical \$190/month and Staggs Performance Labs \$300/month.



TENANT OVERVIEW-ACCESS MEDICAL



Access Medical Clinic is a rapidly growing healthcare provider focused on delivering convenient, compassionate, and high-quality medical care to underserved and rural communities throughout the United States. The company operates more than 60 clinic locations across eight states, including Indiana, Arkansas, Oklahoma, Tennessee, Texas, Georgia, Alabama, and North Carolina.

The tenant provides a broad range of healthcare services, including primary care, urgent and walk-in care, pediatric care, women's health services, chronic disease management, occupational medicine, wellness visits, Medicare annual wellness visits, school and sports physicals, DOT physicals, lab services, and senior care. The clinics also offer same-day appointments and online scheduling, creating a highly accessible healthcare platform for local communities.

The company accepts Medicare, Medicaid, most major private insurance plans, and self-pay patients, helping broaden accessibility across a wide patient demographic. Its mission is centered around improving healthcare accessibility while maintaining a patient-focused approach emphasizing convenience, compassion, and continuity of care.

Access Medical Clinic continues to expand nationally through acquisitions and partnerships with existing medical practices, positioning itself as a growing regional healthcare platform with a scalable footprint in secondary and tertiary markets.

LEASE OVERVIEW

Suite Size	+/-3,120 SF
Lease Start Date	June 01, 2023
Lease End Date	October 31, 2030
Lease Term Remaining	4+ Years
Current Annual Rent	\$74,040
Rent Per SF	\$23.73/ft.
Rental Increases	Annually (Base + Option)
Option Periods Remaining	1x3
Lease Type	Net

RENT SCHEDULE

Current – May 31, 2027	\$74,040
June 01, 2027 – May 31, 2028	\$76,188
June 01, 2028 – May 31, 2029	\$78,408
June 01, 2029 – May 31, 2030	\$80,688
June 01, 2030 – October 31, 2030 (*Partial Year)	\$34,950
<u>Renewal Option</u>	
November 01, 2030 – October 31, 2031	\$80,688
November 01, 2031 – October 31, 2032	\$83,040
November 01, 2032 – October 31, 2033	\$85,464

1. Tenant Is Directly Responsible For All Operating & Maintenance Expenses Related To The Property: Snow & Ice Removal, Landscaping, HVAC Repairs, Maintenance & Replacement, Utilities, Doors, Windows, Plate Glass, Plumbing, etc.
2. Tenant Has A Right To Terminate Lease Anytime After October 31, 2027 With 60 Days Notice To Landlord And Pay An Early Termination Fee-Contact Agent For Details.

TENANT OVERVIEW-STAGGS PERFORMANCE LABS



Staggs Performance Labs is a newly established performance-focused fitness and training facility serving the Greensburg, Indiana community. The business is focused on helping individuals improve strength, conditioning, athletic performance, and overall physical fitness through structured, performance-oriented training. Its positioning appeals to clients seeking a more specialized and results-driven training environment than a traditional fitness center.

Staggs Performance Labs recently took over operations of the previous Kingdon Dugout sports training tenant, which occupied the space since 2024, and signed a three-year lease extension until 2030. Staggs Performance Lab benefits from the community's strong emphasis on athletics and youth sports, including Greensburg Community Schools' competitive athletic programs and recently upgraded athletic facilities.

LEASE OVERVIEW

Suite Size	+/-5,200 SF
Lease Start Date	September 01, 2026
Lease End Date	October 31, 2030
Lease Term Remaining	4+ Years
Current Annual Rent	\$35,199
Rent Per SF	\$6.77/ft.
Rental Increases	Annually (Base + Options)
Option Periods Remaining	1x3
Lease Type	Net

RENT SCHEDULE

Current – October 31, 2027	\$35,199
November 01, 2027 – October 31, 2028	\$37,411
November 01, 2028 – October 31, 2029	\$39,780
November 01, 2029 – October 31, 2030	\$39,780

1. Tenant Is Directly Responsible For All Operating & Maintenance Expenses Related To The Property: Snow & Ice Removal, Landscaping, HVAC Repairs, Maintenance & Replacement, Utilities, Doors, Windows, Plate Glass, Plumbing, etc.




























SUBWAY
Feeder's Pet Supply
Walmart
SHOE SHOW
HIBBETT SPORTS
goodwill
Bath & Body Works
maurices
FACTORY CONNECTION

verizon
athletico
SportClips
at&t
STARBUCKS COFFEE
Joey Mize SUBS



(30K VPD)

T-Mobile
Great Clips
Jimmy John's



DOLLAR TREE
MARATHON
Lowe's



IN SR 3 (18K VPD)

Subject Property

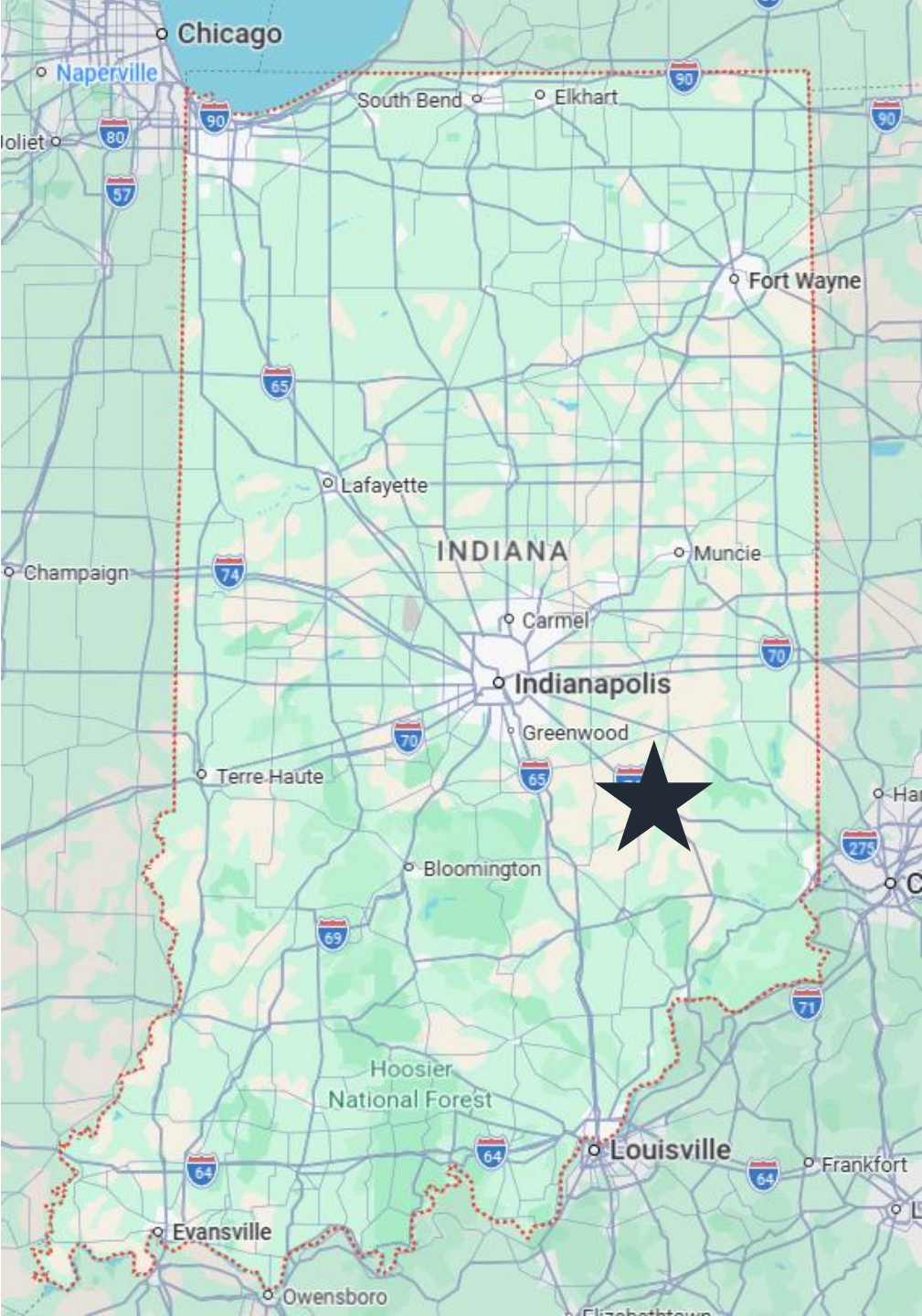


DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Population			
2020 Population	3,832	13,303	14,878
2025 Population	3,745	13,145	14,694
2030 Population Projection	3,736	13,149	14,698
Median Age	40.2	40.2	40.3
Bachelor's Degree or Higher	15%	19%	20%

Population by Race			
White	3,442	12,199	13,659
Black	20	68	71
American Indian/Alaskan Native	5	22	24
Asian	39	129	142
Hawaiian & Pacific Islander	1	5	6
Two or More Races	238	722	791
Hispanic Origin	174	407	435

HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
Income			
Avg Household Income	\$71,427	\$80,542	\$82,748
Median Household Income	\$63,371	\$64,946	\$66,738
< \$25,000	259	909	950
\$25,000 - 50,000	268	1,102	1,185
\$50,000 - 75,000	477	1,097	1,231
\$75,000 - 100,000	278	778	877
\$100,000 - 125,000	143	571	666
\$125,000 - 150,000	111	356	407
\$150,000 - 200,000	21	274	323
\$200,000+	37	255	301



GREENSBURG, INDIANA



Located in Southeast Indiana along Interstate 74, the city of Greensburg offers strategic access between Indianapolis and Cincinnati, positioning the community within one of the Midwest's most important manufacturing and logistics corridors. Greensburg is approximately 50 miles southeast of downtown Indianapolis, providing businesses and residents convenient access to the Indianapolis MSA, Indianapolis International Airport, and the region's extensive transportation infrastructure.

Greensburg has experienced significant economic growth over the past two decades, largely driven by Honda Manufacturing of Indiana, one of the area's largest employers with approximately 2,700–3,000 employees. The Honda facility, located directly off I-74, produces the Honda CR-V and Civic Hatchback and has spurred continued investment from automotive suppliers, logistics operators, and industrial users throughout Decatur County. Additional major employers in the area include Valeo, GECOM, Resonac, and Delta Faucet Company.

The market continues to see ongoing commercial and industrial expansion, including new shovel-ready business parks, manufacturing facilities, and workforce development initiatives designed to support long-term regional growth. Recent economic development efforts have focused on attracting advanced manufacturing, food production, and logistics users seeking access to the I-74 corridor and the broader Midwest distribution network.

Combining strong regional connectivity, a growing employment base, and proximity to Indianapolis, Greensburg continues to emerge as a stable and expanding regional hub for manufacturing, logistics, and commercial development in Southeast Indiana



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