



SALE
Rare 10% Cap Rate Retail
Opportunity in Fountain Square

860 VIRGINIA AVENUE

Indianapolis, IN 46203

**JESS LAWHEAD, SIOR, CCIM,
CBI**

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IN #RB14047741

PRESENTED BY:

NICK O'PATTERSON

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IN #RB25000914

PROPERTY SUMMARY



OFFERING SUMMARY

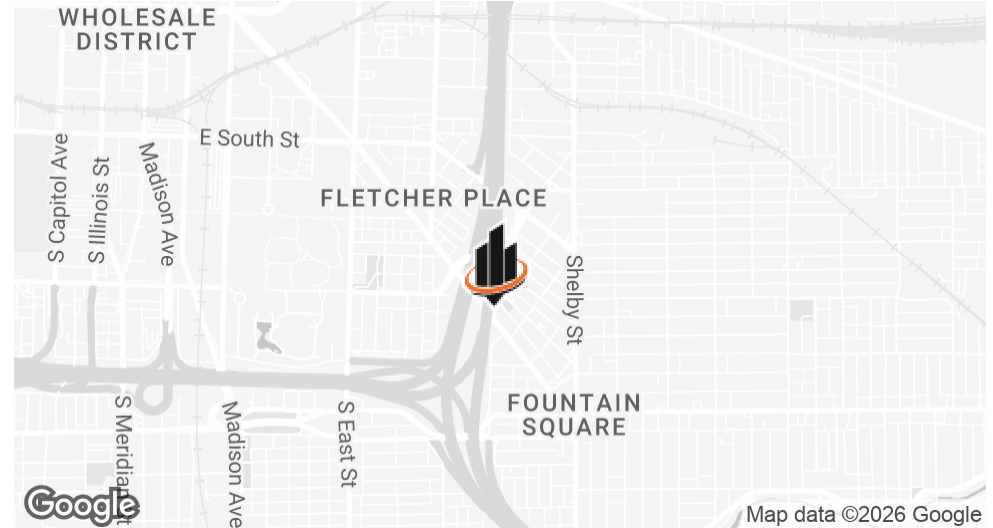
SALE PRICE:	\$2,250,000
NUMBER OF UNITS:	2
LOT SIZE:	0.43 Acres
BUILDING SIZE:	9,872 SF
ZONING:	C5
LEASE LENGTH:	Until 1/30/2028
CAP RATE:	10%
LEASE RATE:	\$22.80/SF/yr NNN

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RARE 10% CAP RATE RETAIL OPPORTUNITY | 860 Virginia Avenue Indianapolis, IN 46203

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PROPERTY HIGHLIGHTS

- 12 on-site parking spaces
- 173 feet of frontage on Virginia Avenue
- Direct access from both Virginia Avenue and an alley
- 11' Drive-in door for loading or deliveries
- Strong traffic counts with high daily visibility
- Flexible space for retail, office, warehouse, or service uses

3D TOUR

SVN | NORTHERN COMMERCIAL 2

ADDITIONAL PHOTOS



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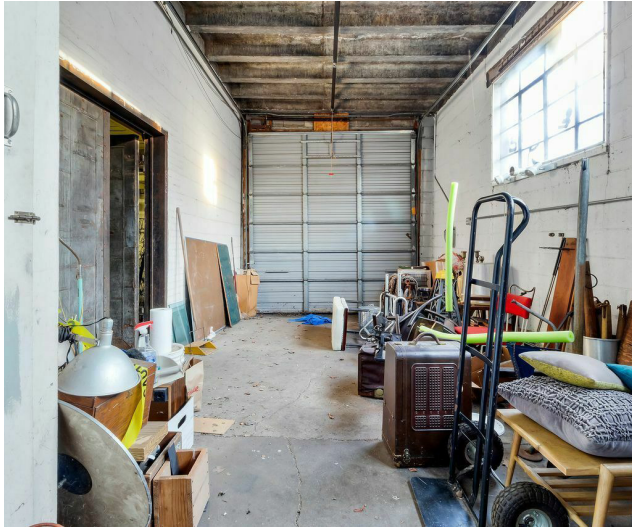
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LOCATION MAP



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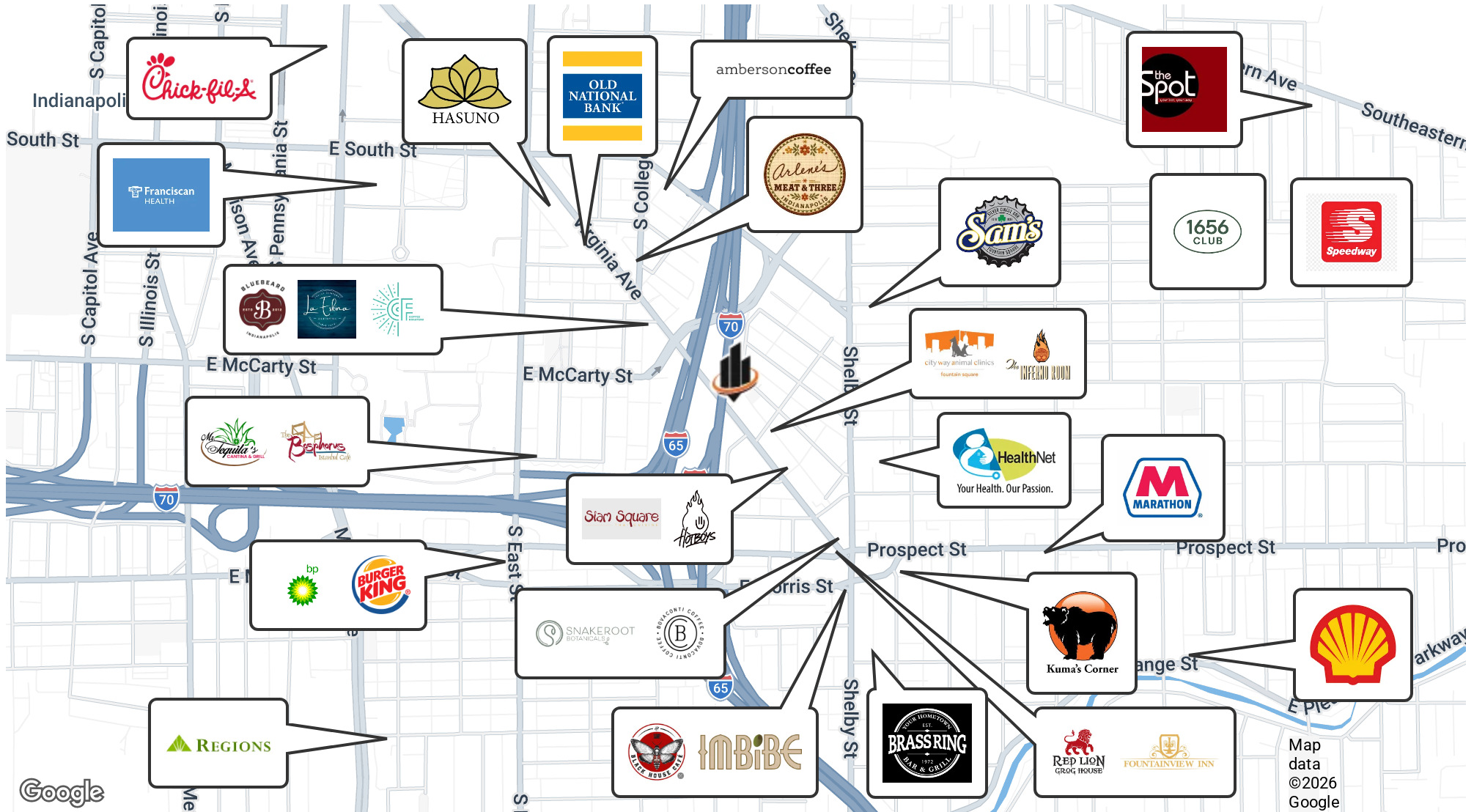
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RETAILER MAP



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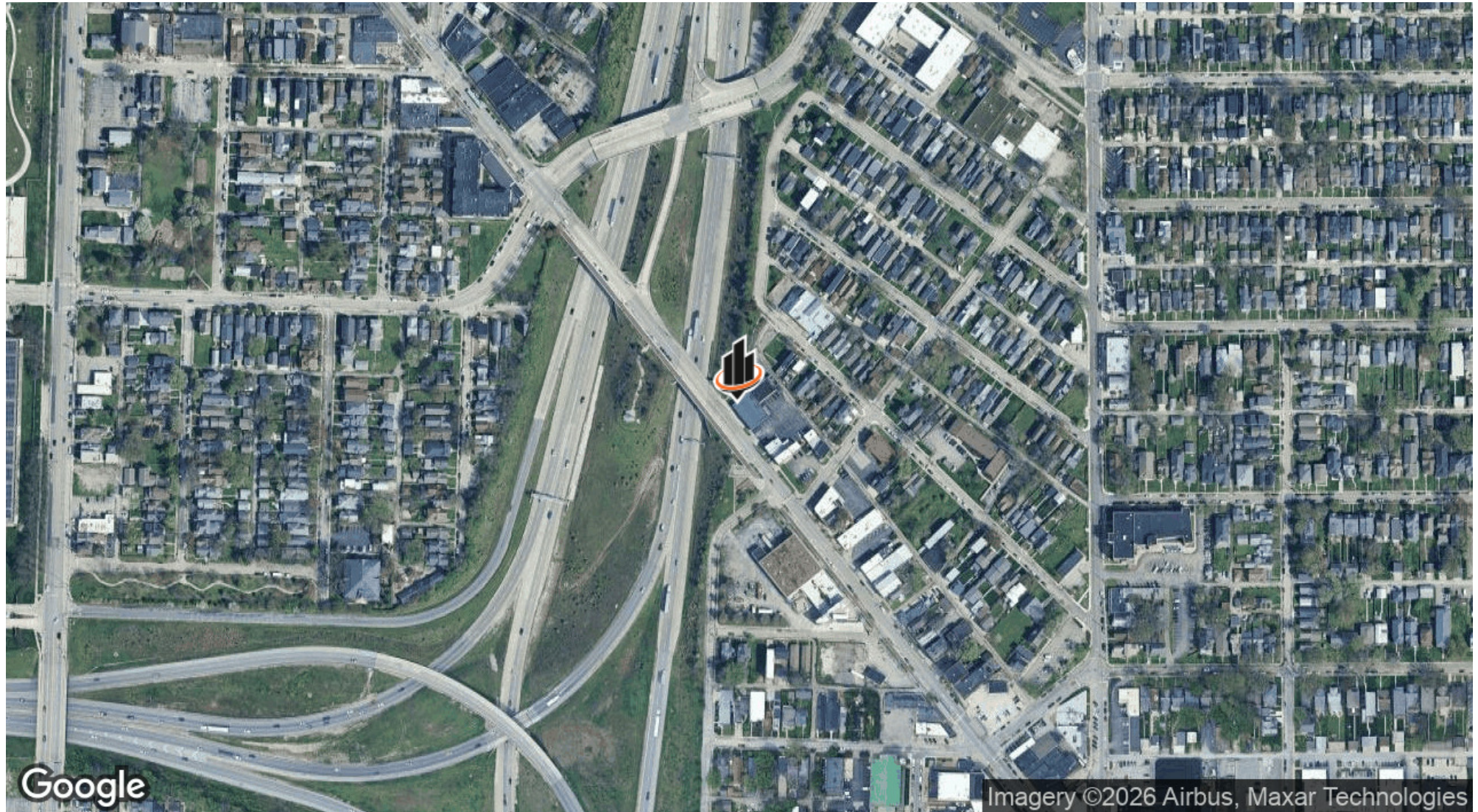
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