



CONFIDENTIAL OFFERING MEMORANDUM

F.C. TUCKER COMPANY, INC. OFFICE

928 N. State Street | Greenfield, Indiana 46140

NAI CRESSY

3502 Woodview Trace, Suite 250 | Indianapolis, IN 46268 | 317.875.8888

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www.cressy.com



CONFIDENTIAL MEMORANDUM & DISCLAIMER

NAI Cressy Commercial Real Estate. (“Agent”) has been engaged as the exclusive agent for the sale of 928 N. State Street, Greenfield, Indiana (the “Property”), by the owner of the Property (“Seller”).

The Business is being offered for sale in an “as-is, where-is” condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with NAI Cressy Commercial Real Estate as a “Registered Potential Investor” or as “Buyer’s Agent” for an identified “Registered Potential Investor.” The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum.

The enclosed materials are being provided solely to facilitate the prospective investor’s own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent or the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller’s obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to NAI Cressy Commercial Real Estate.

The terms and conditions contained in the above Confidentiality Memorandum have been read and are agreed to this ____ day of _____ 2022.

Prospective Purchaser: Signed Name: _____

-Printed Name: _____

Title: _____

Mailing Address: _____

Phone #: _____ Fax #: _____

Email Address: _____

Representing Broker:

Printed Name: Joe Lonnemann

Title: Vice President, NAI Cressy

Mailing Address: 3502 Woodview Trace, Suite 250, Indianapolis, IN 46268

Phone #: 317.752.3002

Email Address: jdl@cressy.com

Return to: NAI Cressy, 3502 Woodview Trace, Suite 250, Indianapolis, IN 46268 | 317.875.8888

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EXCLUSIVE ADVISOR

JOE LONNEMANN

Vice President, NAI Cressy

317.752.3002 | jdl@cressy.com



EXECUTIVE SUMMARY

Single tenant net lease investment sale! This 3,086 SF office building sits on 0.35 acres directly across the street from Hancock Regional Hospital in fast-growing Hancock County. The tenant, F.C. Tucker Company, Inc. has great credit and 5 years of their lease terms still remains. The building was originally constructed in 1880 but underwent a complete renovation in 2020 creating a modern, open-concept office environment. The property is zoned TN - Traditional Neighborhood has a small shed in the rear as well as plenty of onsite parking.



Property Summary

Address	928 N. State Street Greenfield, IN 46140
Square Feet	3,086 SF
Parcel Size	0.35 Acres 30-07-32-102-009.001-009
Year Built	1880, Renovated 2020
Zoning	TN - Traditional Neighborhood
Signage	Pylon
Parking	On-Site
List Price	\$1,300,000

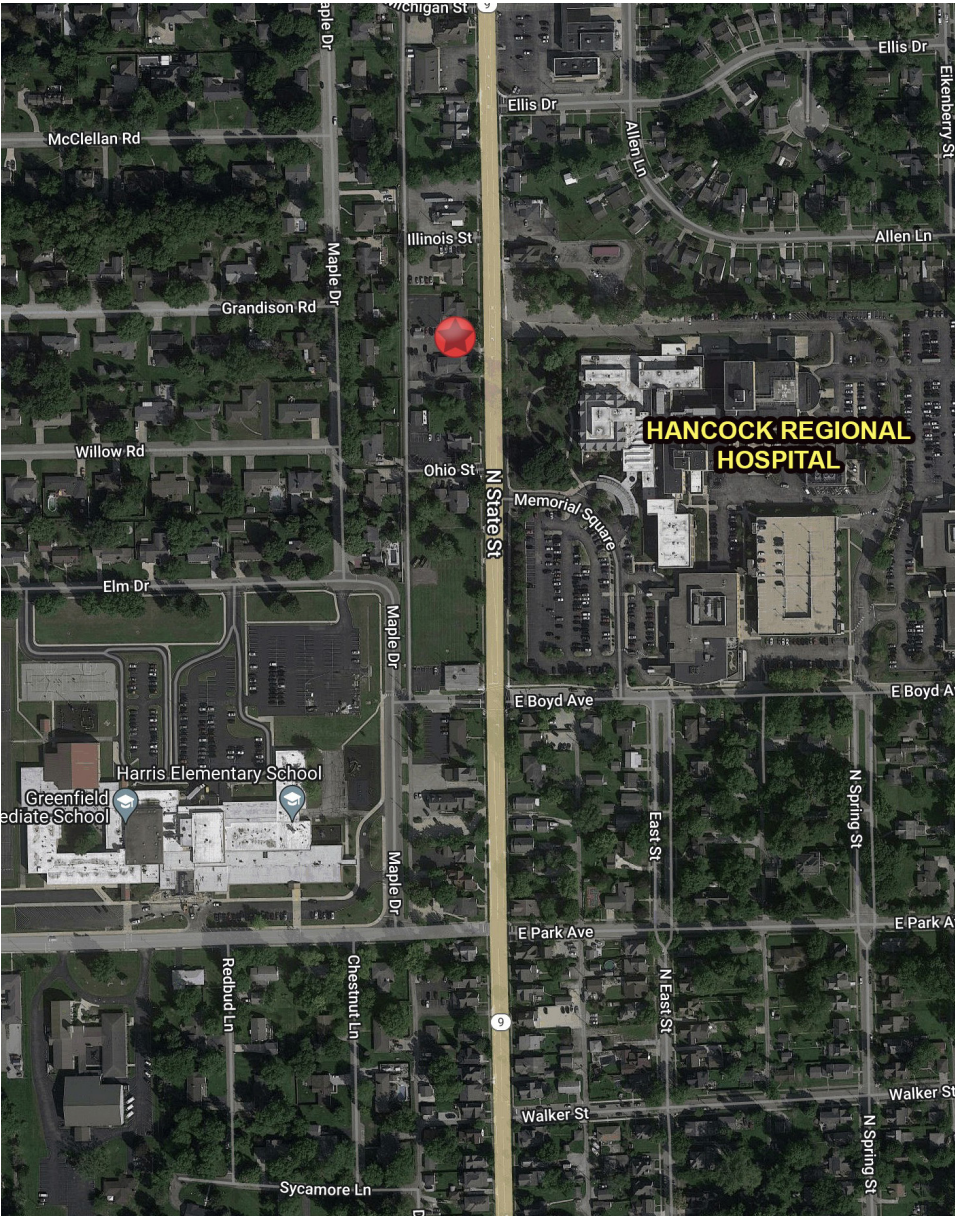
PROPERTY OVERVIEW



PROPERTY OVERVIEW

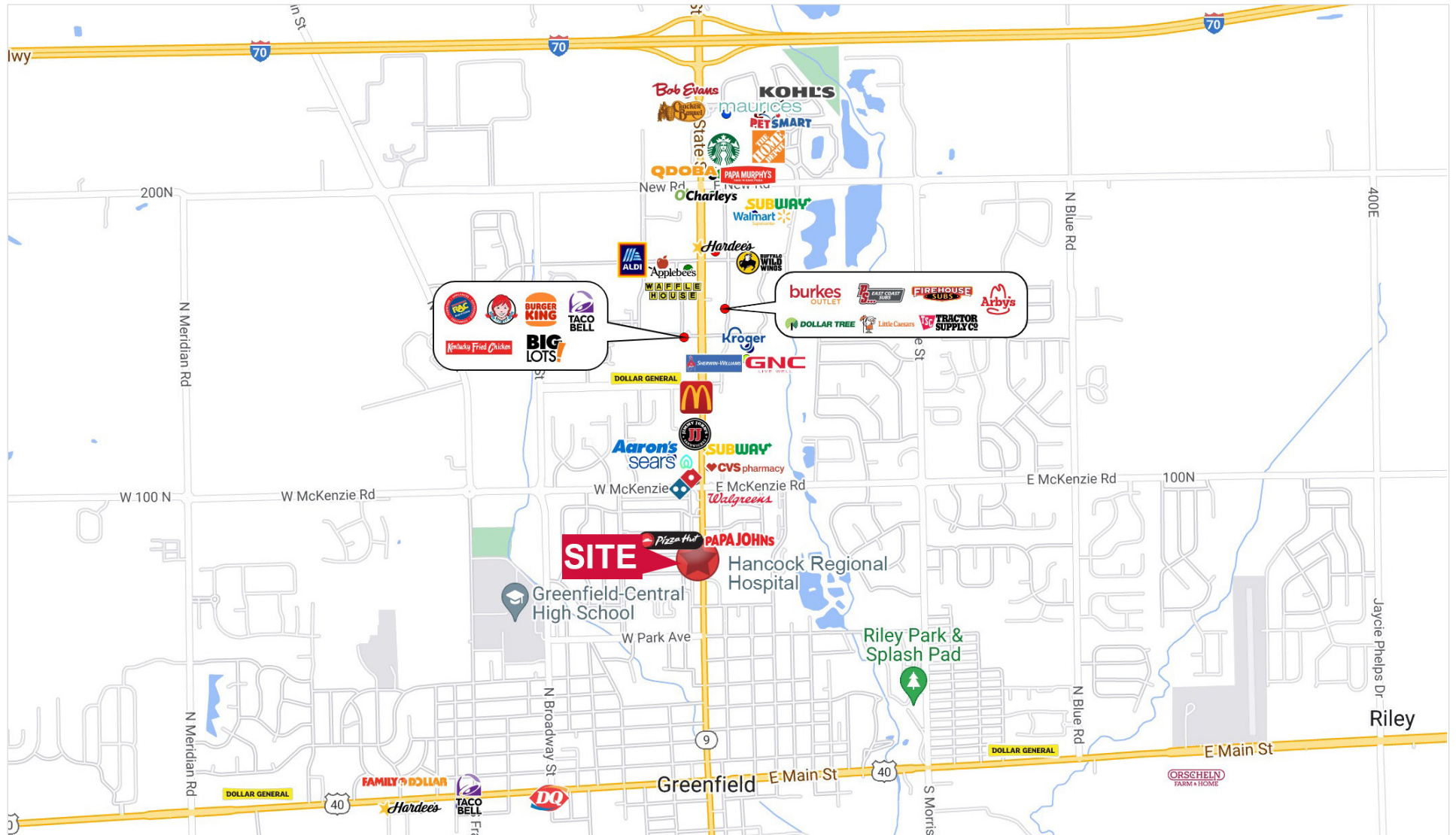


PROPERTY OVERVIEW



LOCATION OVERVIEW

This property is located across from Hancock Regional Hospital and is only 30 minutes to downtown Indianapolis with easy access to I-70 and SR 40. It is surrounded by residential communities and commercial businesses.



MARKET OVERVIEW

GREENFIELD, INDIANA

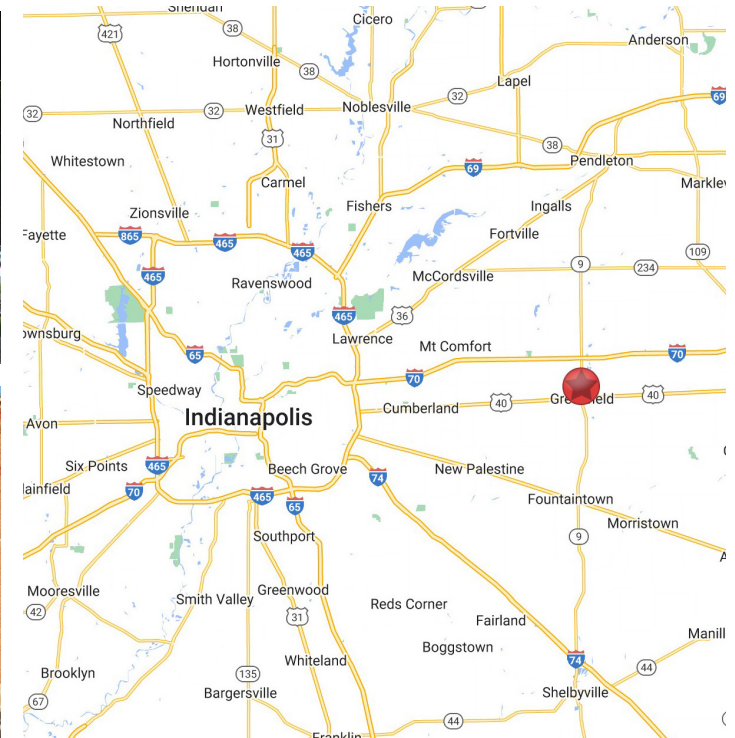
Downtown Greenfield is more than a collection of buildings. It is also Greenfield's crossroads, a place that evokes strong emotions and helps define the town's identity. Since 2008, Greenfield Main Street, Inc. has played a crucial role in the overall image and livelihood of Downtown Greenfield, where social events, government, and commerce intersect. The vision is to create a vibrant and prosperous Downtown Greenfield that attracts tourism while preserving Greenfield's architectural heritage. Since 2010, Greenfield Main Street has awarded over \$142,000 in facade grants leveraging over \$800,000 in improvements.

Greenfield Main Street is a volunteer community-driven effort to bring about positive change in Greenfield's downtown for both its business owners and residents. It is part of the national Main Street initiative and the town uses the "Four-Point Approach" to foster a vision of prosperity through business recruitment, community events, marketing and promotions, architectural preservation, and beautification of the downtown area.

Learn more about Greenfield at <https://www.greenfieldmainstreet.org/>

DISTANCE TO MAJOR CITIES

Indianapolis, IN	25 miles
Cincinnati, OH	98 miles
Fort Wayne, IN	106 miles
Louisville, KY	117 miles
Columbus, OH	156 miles
Chicago, IL	206 miles



MARKET OVERVIEW

2021 Demographics | Hancock County

Population	82,338
Households	31,869
Average Household Income	\$89,730
Median Age	40.1
Average Commute Time	24.9 minutes
Total Businesses	2,613
Unemployment Rate	1.2%
Median Home Value	\$180,006

