

FOR SALE

RETAIL INVESTMENT

5955 Michigan Rd., Indianapolis , IN 46228



SUMMARY

PRICE:	\$699,900
BUILDING SIZE:	7,110 SF
LOT FOR SALE:	0.6 acres
ADDITIONAL AVAILABLE:	0.75 acres
ZONING:	C-3
GROSS RENTS:	\$88,320
AVE. DAILY TRAFFIC:	27,967

DESCRIPTION

7,110 SF multi-tenant Retail Strip Center on Michigan Road with 27,967 Average Daily Traffic. On a Hard Corner, across from Speedway. Long-standing established tenants. Several highly esteemed private education institutions within a 2.25 radius (International School, Sycamore School, Orchard School, Butler University, Jewish Community Center, St Luke Catholic School). 2-mile radius Average Household income of \$78,900.

Additional Available to the east can be purchased for additional \$'s. The available property includes 2 parcels, both zoned D-3 (1 residential duplex rental and a vacant lot).



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Ste. 200
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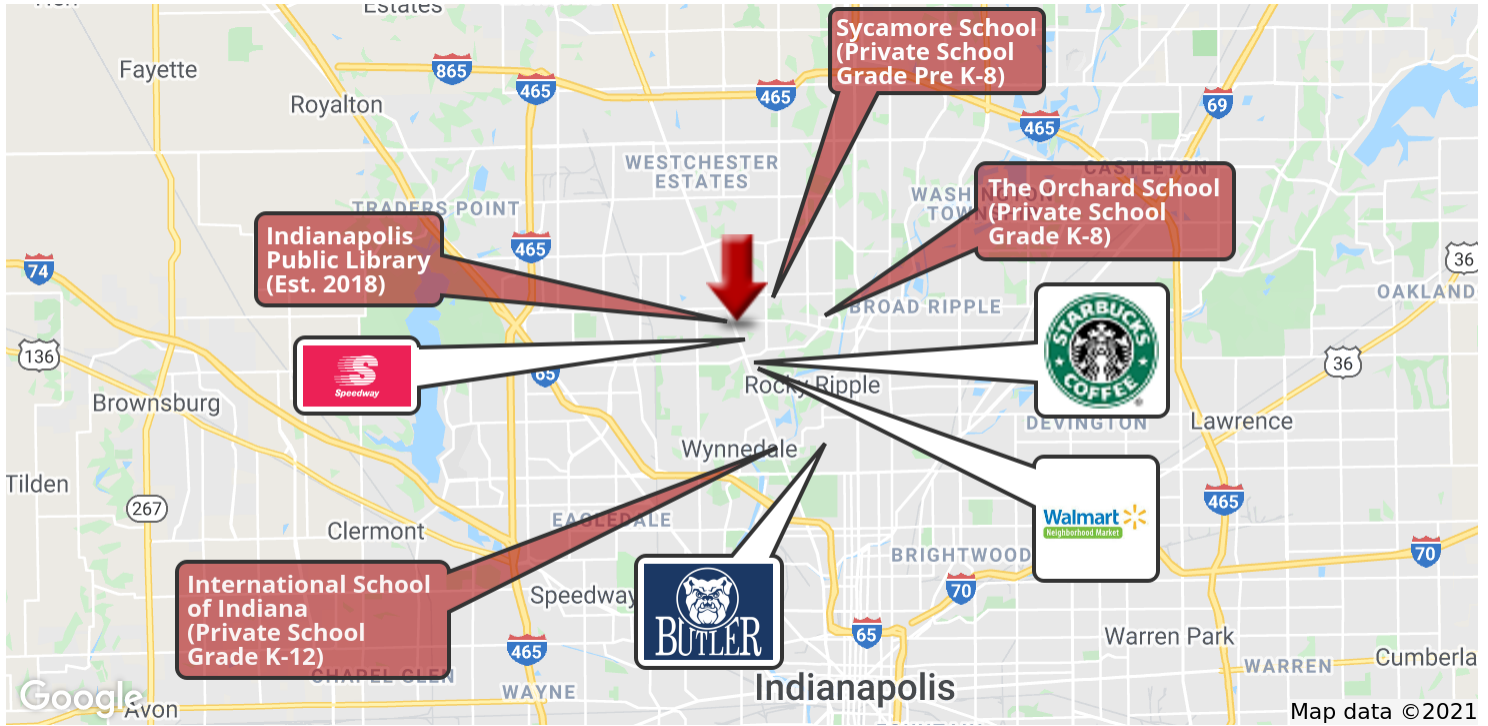
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Duplex rental + additional acreage

LEASING SUMMARY

TENANT	LEASE TERM	2020 ANNUAL RENT	COMMENTS
CROWN LIQUOR	5/22/14-5/21/24	\$52,140	2-5yr. renewal options, ROFR to purchase
FRESH KUTZ BARBER SHOP	12/7/16-12/16/22	\$19,980	
GET CONNECTED WIRELESS	8/1/19-7/31/22	\$16,200	1-3yr. renewal option

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