

University of Indianapolis



University Shoppes

3919 Madison Ave | Indianapolis, IN

HIGHLIGHTS

100% occupied two-tenant retail asset

Occupied by Hope Academy and the Indiana Bureau of Motor Vehicles with 7 years of avg. remaining lease term

Positioned immediately adjacent to the University of Indianapolis main campus

A nationally ranked university by US News and World Report, with over 5,500 students

Situated within the heart of growing Indianapolis

At the high traffic, signalized intersection of E Hanna Ave and Madison Ave, accessing a combined 36,325 VPD

Well-constructed and designed physical asset

Characterized by modern building aesthetics while minimizing the need for near-term CapEx

Ideal hands-off ownership scenario for passive investors

With two e-commerce resistant and macro-economic insulated tenants - Hope Academy High School and government tenant - Indiana BMV, both on longer term leases

Growing, dense trade area demographics

Highlighted by a 5-mile population of over 223,000 people

University Shoppes, in addition to being a stabilized asset, provides intrinsic NOI growth

Via Hope Academy's annual rent escalations, adding value over time

Hanna Shoppes, though not a part, provides consumer synergy for the Property

Via traditional retail tenants and restaurant draws like Don Juan's Taqueria, Papa John's, and Friend's Diner

Anchor Tenants



37,371± SF
Offering GLA



100%
Occupancy



1990/2009
Years Built/Ren.



\$6,225,000
(9% Cap Rate)



\$560,221
NOI

Market Aerial



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Property Aerial



University of Indianapolis
±5,500 Students