

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.



**\$6,600,000**  
(8.5% Cap Rate)



**\$560,221**  
NOI

## Market Aerial



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## Property Aerial



**University of Indianapolis**  
±5,500 Students