Offering Memorandum

NNN Jiffy Lube Investment Site

8580 N. MICHIGAN RD. | INDIANAPOLIS, IN 46268

7.25% Cap | ±2,000 SF

PRESENTED BY

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NAI SunVista | Got Space™

Opening the Door to Commercial Real Estate Excellence

Financials

jiffy lube

8580 N. Michigan Rd.
Indianapolis, IN 46268

Sale Price: $2,000,000

CAP Rate: 7.25%

SF: ±2,000

Land: ±0.51 Acres

Year Built: 1986

Lease End Date: 9/30/2032

Options: 2 x 5 Years

Increases: 10% Every 5 Years

Next Increase: 10% October 2027

Current Annual Base Rent: $145,200

Base Rent per PSF: $72.60

- Tenant pays property taxes directly

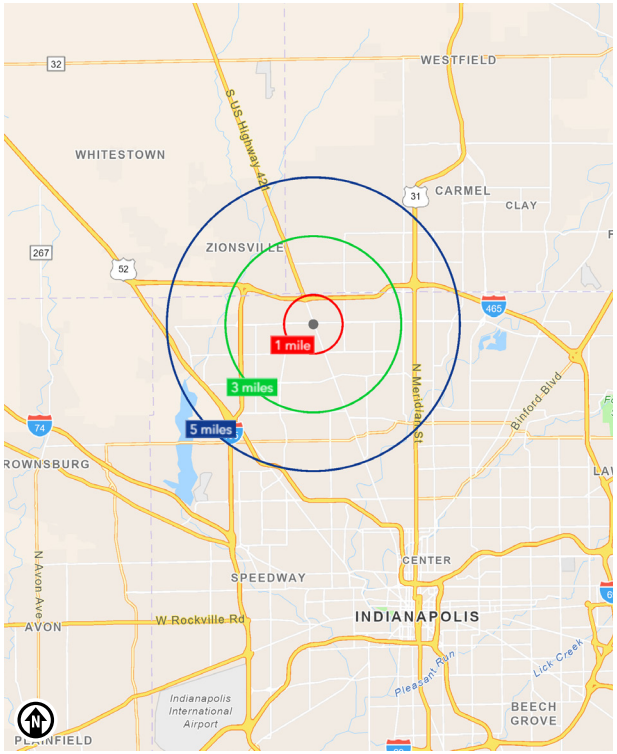
Location

jiffy lube

8580 N. Michigan Rd.
Indianapolis, IN 46268

Demographics	1 Mile	3 Mile	5 Mile
Total Population	7,758	59,202	148,348
Average HH Income	$85,028	$109,669	$135,467
Daytime Employment	12,157	72,958	125,124

2025 Forecasted by Esri



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All property showings are by appointment only. Please consult a NAI SunVista Advisor for more details.

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