

Offering Memorandum

NNN Jiffy Lube Investment Site

8580 N. MICHIGAN RD. | INDIANAPOLIS, IN 46268



6.6% Cap | ±2,000 SF

PRESENTED BY

Todd Strickland

todd@sunvista.com | 505 450 1121

Rob Bridges CCIM

rob@sunvista.com | 505 977 5094

Steve Etkind

Keller Williams Realty | 505 263 1500

NAI SunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence



**8580 N. Michigan Rd.
Indianapolis, IN 46268**

Sale Price: \$2,200,000

CAP Rate: 6.6%

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

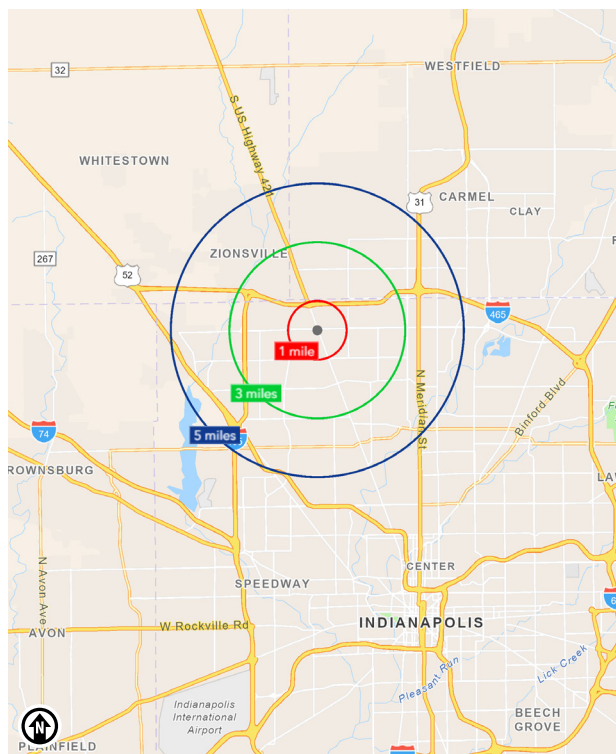




8580 N. Michigan Rd.
Indianapolis, IN 46268

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





OFFERED EXCLUSIVELY BY:

Todd Strickland

todd@sunvista.com | 505 450 1121

Rob Bridges CCIM

rob@sunvista.com | 505 977 5094

Steve Etkind

Keller Williams Realty | 505 263 1500

This marketing brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Some photos in this brochure may not be those of the actual property.

NAI SunVista and Keller Williams Realty have not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this marketing brochure has been obtained from sources we believe to be reliable. However, NAI SunVista has not verified, and will not verify, any of the information contained herein, nor has NAI SunVista conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

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

NAI SunVista] Got Space™

505 878 0001 | sunvista.com

2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

kw

KELLER WILLIAMS REALTY

505 271 8200

6703 Academy Rd. NE | Albuquerque, NM 87109