



OFFERING MEMORANDUM

RETAIL | INDUSTRIAL/FLEX

Retail is 15,000SF | The industrial/flex is 6,300SF | Price: \$2,500,000

5450 WEST 86TH ST, INDIANAPOLIS, IN 46268



PRESENTED BY



JASON ALSUP

Commercial Specialist
Eclipse Realty Group | EXP Realty
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✉️ Jason.Alsup@exprealty.com

With over 19 years of experience in the real estate industry, I specialize in buying, selling, and tenant representation across all aspects of commercial real estate. Whether it's office, retail, industrial, or investment properties, I am dedicated to helping my clients navigate the market with expert guidance and strategic solutions.

I take pride in my strong communication skills, active listening, and ability to truly understand my clients' needs and goals. My extensive network of service providers and deep clientele database allow me to connect buyers, sellers, and tenants efficiently.

In addition to serving Metro Indianapolis, I also specialize in the Southwest Florida market, offering clients access to prime commercial opportunities in this rapidly growing region. Whether you're looking to invest, expand, or relocate your business, I am here to provide exceptional service and results-driven strategies.

Let's connect and turn your commercial real estate goals into reality



PROPERTY OVERVIEW

RETAIL | INDUSTRIAL/FLEX
5450 WEST 86TH ST, INDIANAPOLIS, IN 46268

FEATURES

Property Type	Retail Industrial/flex
Address	5450 West 86th St Indianapolis, In 46268
Tenancy	Vacant
Square Footage	21,300 Square Feet
Price	Price TBD
Buildings	2 Buildings
Lot Size (acres)	3.1 Acres
Zoning	C-4 and I-4 Zoning
Year Built	1980 Industrial 1990 Retail Site
Retail SF	15,000 SF
Industrial SF	6,300



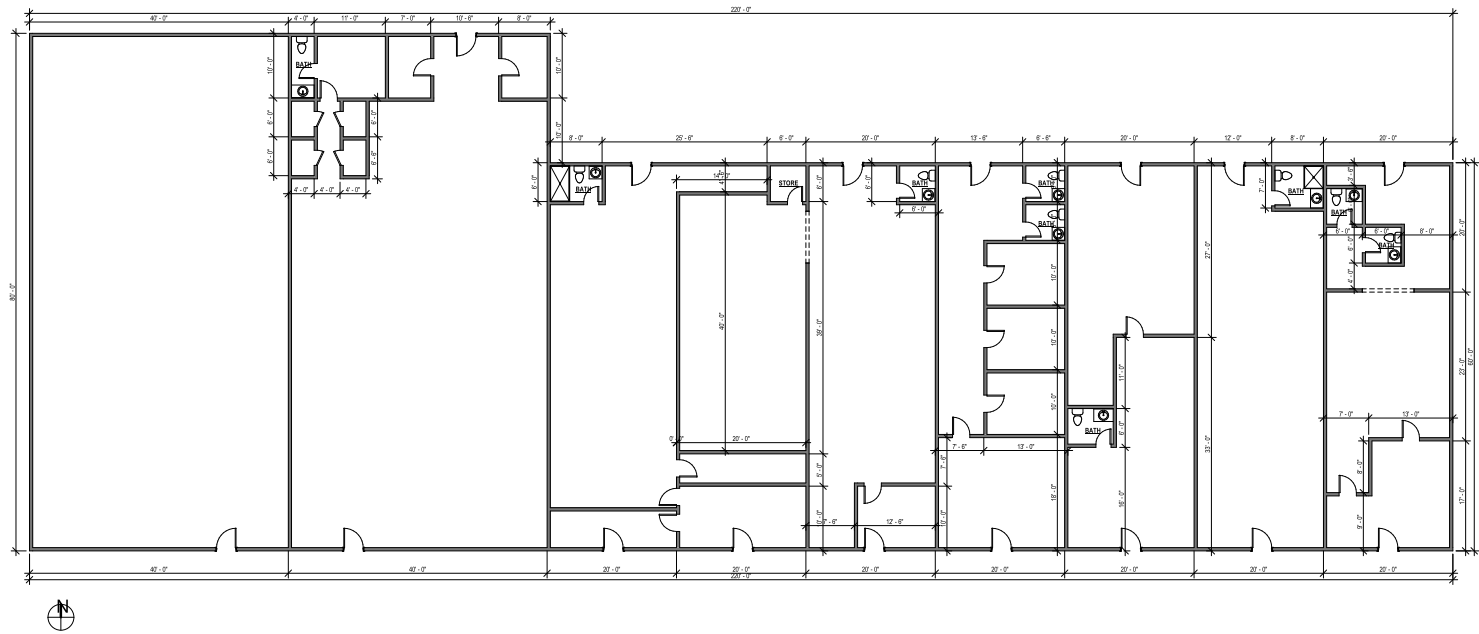
PROPERTY PHOTOS

RETAIL | INDUSTRIAL/FLEX
5450 WEST 86TH ST, INDIANAPOLIS, IN 46268



FLOOR PLAN

RETAIL | INDUSTRIAL/FLEX
5450 WEST 86TH ST, INDIANAPOLIS, IN 46268



① First Floor Plan
1/8" = 1'-0"



“GET WHAT YOU ARE LOOKING FOR”

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PLEASE NOTE: Rumel design & Engineering assumes no liability for any structure constructed from this plan. It is the responsibility of the contractor to perform the following before beginning construction:
1. Contractor must verify ALL dimensions on sheets and in field prior to proceeding with construction.
2. Contractor must verify compliance with ALL Local Building Codes in the area the project is to be constructed.
3. Plans indicate locations only, building engineering expert should incorporate actual site conditions shown on a Survey provided by Certified Consultant.

NO.	DESCRIPTION	DATE

REVISION SCHEDULE:

PROJECT NUMBER: _____

PROJECT NAME: _____

PROJECT OWNERS: _____

CONTRACTOR: _____

SHEET TITLE:
FLOOR PLAN

DRAWN BY: RDE CHECKED BY: RDE

Project Status

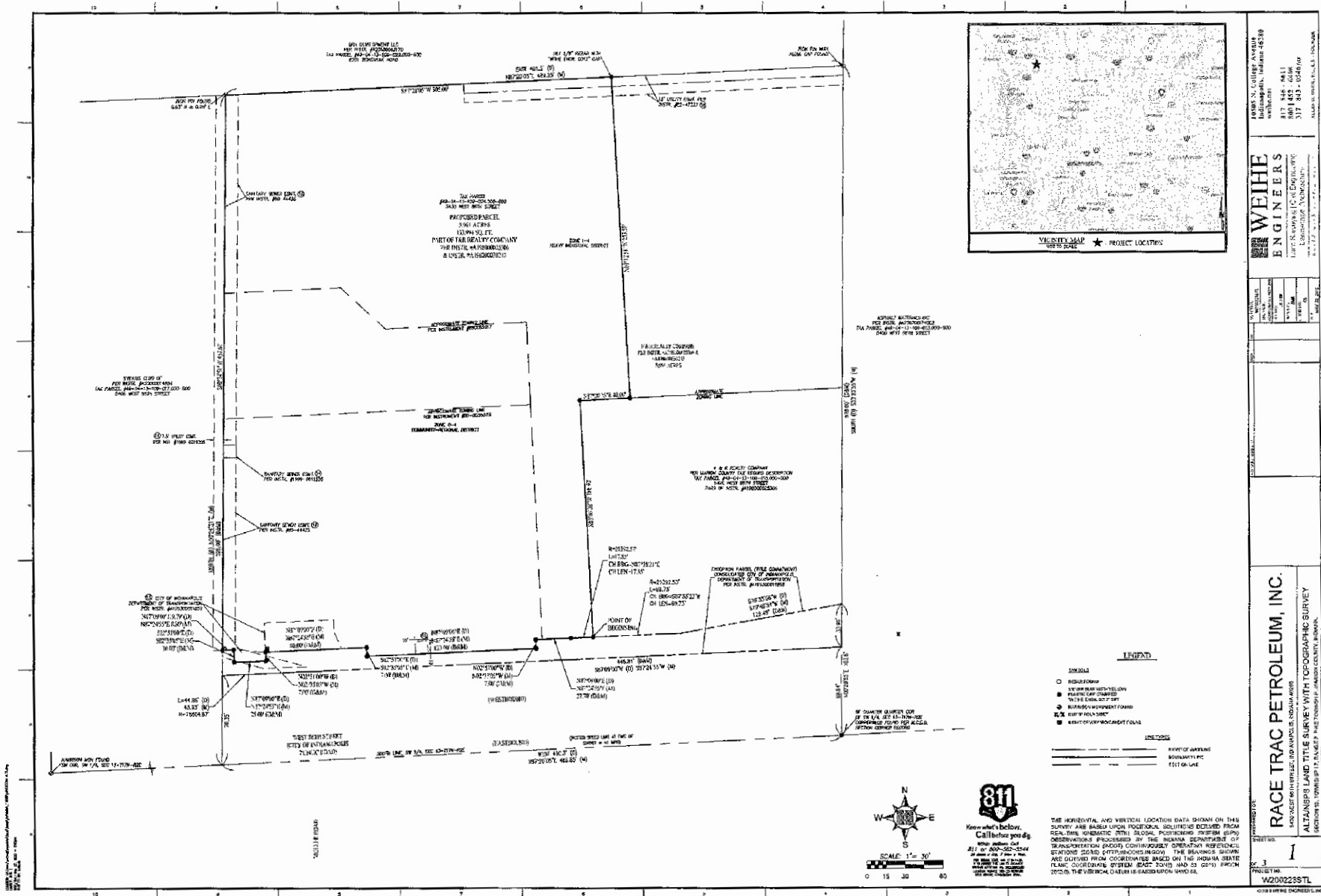
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3/21/2025 10:33:30 PM

SCALE: 1/8" = 1'-0" ARCH D 24" X 36"

SHEET NO.

A-1.0



FINANCIALS OVERVIEW

RETAIL | INDUSTRIAL/FLEX
5450 WEST 86TH ST, INDIANAPOLIS, IN 46268

REPORTING FOR YEAR: 2025 5450 W 86th St

FINANCIALS FOR 2025														
INCOME	UNIT #	ANNUAL TOTALS	JAN 2025 ACTUALS	FEB 2025 ACTUALS	MAR 2025 ACTUALS	APR 2025 ACTUALS	MAY 2025 ACTUALS	JUN 2025 ACTUALS	JUL 2025 FORECAST	AUG 2025 FORECAST	SEP 2025 FORECAST	OCT 2025 FORECAST	NOV 2025 FORECAST	DEC 2025 FORECAST
Suite A	0	\$ 34,447.98							\$ 5,741.33	\$ 5,741.33	\$ 5,741.33	\$ 5,741.33	\$ 5,741.33	\$ 5,741.33
Suite B	0	\$ 34,447.98							\$ 5,741.33	\$ 5,741.33	\$ 5,741.33	\$ 5,741.33	\$ 5,741.33	\$ 5,741.33
Suite C		\$ 15,210.96							\$ 2,535.16	\$ 2,535.16	\$ 2,535.16	\$ 2,535.16	\$ 2,535.16	\$ 2,535.16
Suite D		\$ 21,730.02							\$ 3,621.67	\$ 3,621.67	\$ 3,621.67	\$ 3,621.67	\$ 3,621.67	\$ 3,621.67
Suite E	0	\$ 13,038.00							\$ 2,173.00	\$ 2,173.00	\$ 2,173.00	\$ 2,173.00	\$ 2,173.00	\$ 2,173.00
Suite F	0	\$ 13,038.00							\$ 2,173.00	\$ 2,173.00	\$ 2,173.00	\$ 2,173.00	\$ 2,173.00	\$ 2,173.00
Suite G	0	\$ 13,038.00							\$ 2,173.00	\$ 2,173.00	\$ 2,173.00	\$ 2,173.00	\$ 2,173.00	\$ 2,173.00
Suite H	0	\$ 13,038.00							\$ 2,173.00	\$ 2,173.00	\$ 2,173.00	\$ 2,173.00	\$ 2,173.00	\$ 2,173.00
Flex Building	0	\$ 55,849.50							\$ 9,308.25	\$ 9,308.25	\$ 9,308.25	\$ 9,308.25	\$ 9,308.25	\$ 9,308.25
	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL INCOME	0	\$ 213,838.44	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,639.74	\$ 35,639.74	\$ 35,639.74	\$ 35,639.74	\$ 35,639.74	\$ 35,639.74
EXPENSES		TOTALS	ACTUALS	ACTUALS	ACTUALS	ACTUALS	ACTUALS	ACTUALS	FORECAST	FORECAST	FORECAST	FORECAST	FORECAST	FORECAST
Maintenance		\$ -												
Repairs		\$ 205,143.00						\$ 205,143.00						
Utilities		\$ 4,800.00							\$ 800.00	\$ 800.00	\$ 800.00	\$ 800.00	\$ 800.00	\$ 800.00
Property Tax		\$ 26,469.00							\$ 4,411.50	\$ 4,411.50	\$ 4,411.50	\$ 4,411.50	\$ 4,411.50	\$ 4,411.50
Insurance		\$ 13,312.50							\$ 2,218.75	\$ 2,218.75	\$ 2,218.75	\$ 2,218.75	\$ 2,218.75	\$ 2,218.75
Tenant Improvement \$25PSF		\$ 522,500.00							\$ 522,500.00					
Commission - Lease 8%		\$ 176,202.93							\$ 176,202.93					
TOTAL EXPENSES	0	\$ 948,427.43	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 205,143.00	\$ 706,133.18	\$ 7,430.25	\$ 7,430.25	\$ 7,430.25	\$ 7,430.25	\$ 7,430.25
NET OPERATING INCOME	0	\$ (734,588.99)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (205,143.00)	\$ (670,493.44)	\$ 28,209.49	\$ 28,209.49	\$ 28,209.49	\$ 28,209.49	\$ 28,209.49
DEBT SERVICE - LOAN		TOTALS	ACTUALS	ACTUALS	ACTUALS	ACTUALS	ACTUALS	ACTUALS	FORECAST	FORECAST	FORECAST	FORECAST	FORECAST	FORECAST
Principal		\$ -												
Interest		\$ -												
TOTAL DEBT SERVICE	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CASH FLOW		\$ (734,588.99)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (205,143.00)	\$ (670,493.44)	\$ 28,209.49	\$ 28,209.49	\$ 28,209.49	\$ 28,209.49	\$ 28,209.49

FINANCIALS OVERVIEW

RETAIL | INDUSTRIAL/FLEX
5450 WEST 86TH ST, INDIANAPOLIS, IN 46268

REPORTING FOR YEAR: 2025-2031			5450 W 86th St										
FINANCIALS FOR 2025-2031													
INCOME	UNIT #	ANNUAL TOTALS	2025	2026	2027	2028	2029	2030	2031				
			FORECAST	FORECAST	FORECAST	FORECAST	FORECAST	FORECAST	FORECAST				
Suite A	0		\$ 34,447.98	\$ 68,896.00	\$ 70,962.88	\$ 73,091.77	\$ 75,284.52	\$ 77,543.05	\$ 79,869.35				
Suite B	0		\$ 34,447.98	\$ 68,896.00	\$ 70,962.88	\$ 73,091.77	\$ 75,284.52	\$ 77,543.05	\$ 79,869.35				
Suite C	0		\$ 15,210.96	\$ 30,422.00	\$ 31,334.66	\$ 32,274.70	\$ 33,242.94	\$ 34,240.23	\$ 35,267.44				
Suite D	0		\$ 21,730.02	\$ 43,460.00	\$ 44,763.80	\$ 46,106.71	\$ 47,489.92	\$ 48,914.61	\$ 50,382.05				
Suite E	0		\$ 13,038.00	\$ 26,076.00	\$ 26,858.28	\$ 27,664.03	\$ 28,493.95	\$ 29,348.77	\$ 30,229.23				
Suite F			\$ 13,038.00	\$ 26,076.00	\$ 26,858.28	\$ 27,664.03	\$ 28,493.95	\$ 29,348.77	\$ 30,229.23				
Suite G			\$ 13,038.00	\$ 26,076.00	\$ 26,858.28	\$ 27,664.03	\$ 28,493.95	\$ 29,348.77	\$ 30,229.23				
Suite H	0		\$ 13,038.00	\$ 26,076.00	\$ 26,858.28	\$ 27,664.03	\$ 28,493.95	\$ 29,348.77	\$ 30,229.23				
Flex Building	0		\$ 55,949.50	\$ 111,699.00	\$ 115,049.97	\$ 118,501.47	\$ 122,056.51	\$ 125,718.21	\$ 129,489.75				
	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL INCOME	0	\$ -	\$ 213,938.44	\$ 427,677.00	\$ 440,507.31	\$ 453,722.53	\$ 467,334.21	\$ 481,354.23	\$ 495,794.86	\$ -	\$ -	\$ -	\$ -
EXPENSES			FORECAST	FORECAST	FORECAST	FORECAST	FORECAST	FORECAST	FORECAST	0	0	0	0
Maintenance			\$ 26,625.00	\$ 27,423.75	\$ 28,246.46	\$ 29,093.86	\$ 29,966.67	\$ 30,865.67	\$ 31,791.64				
Repairs	\$ 205,143.00		\$ 205,143.00										
Utilities			\$ 7,200.00	\$ 7,416.00	\$ 7,638.48	\$ 7,867.63	\$ 8,103.66	\$ 8,346.77	\$ 8,597.18				
Property Tax			\$ 52,938.00	\$ 54,526.14	\$ 56,161.92	\$ 57,846.78	\$ 59,582.19	\$ 61,369.65	\$ 63,210.74				
Insurance			\$ 26,625.00	\$ 27,423.75	\$ 28,246.46	\$ 29,093.86	\$ 29,966.67	\$ 30,865.67	\$ 31,791.64				
Tenant Improvement			\$ 522,500.00			\$ -	\$ -						
Commission - Lease			\$ 176,202.93										
TOTAL EXPENSES	0	\$ 205,143.00	\$ 1,017,233.93	\$ 116,789.64	\$ 120,293.33	\$ 123,902.13	\$ 127,619.19	\$ 131,447.77	\$ 135,391.20	\$ -	\$ -	\$ -	\$ -
NET OPERATING INCOME	0	\$ (205,143.00)	\$ (803,295.49)	\$ 310,887.36	\$ 320,213.98	\$ 329,820.40	\$ 339,715.01	\$ 349,906.46	\$ 360,403.66	\$ -	\$ -	\$ -	\$ -

PROPERTY LOCATION

RETAIL | INDUSTRIAL/FLEX
5450 WEST 86TH ST, INDIANAPOLIS, IN 46268



AERIAL MAP

RETAIL | INDUSTRIAL/FLEX
5450 WEST 86TH ST, INDIANAPOLIS, IN 46268



DEMOGRAPHICS

RETAIL | INDUSTRIAL/FLEX
5450 WEST 86TH ST, INDIANAPOLIS, IN 46268

Category	Subcategory	1 Mile	3 Miles	5 Miles
Population	2023	8,934	82,144	229,988
Population	2022	8,964	81,150	225,311
Population	2021	8,701	80,523	224,466
Population	2020	8,545	80,089	221,447
Population	2019	12,658	83,970	243,424
Household Income	2023 Median Income	\$77,451	\$85,769	\$85,193
Household Income	Under \$25k	370	4,041	11,078
Household Income	\$25k - \$50k	846	5,401	14,213
Household Income	\$50k - \$100k	1,168	9,641	25,360
Household Income	\$100k - \$150k	645	5,834	14,706
Household Income	Above \$150k	1,003	8,743	24,077
Age	2023 Median Age	42.5	38.4	36.4
Age	Under 20	2,183	21,374	66,067
Age	20 - 25	493	5,159	13,411
Age	25 - 45	2,166	22,228	64,232
Age	45 - 65	2,175	20,687	56,385
Age	Over 65	1,693	11,104	25,730
Employees	Total 2023	7,358	65,454	175,527
Employees	Agriculture	67	497	1,034
Employees	Construction	483	1,867	6,024
Employees	Manufacturing	2,052	7,109	17,163
Employees	Wholesale Trade	320	1,271	3,830
Employees	Retail Trade	1,022	4,912	12,955
Employees	Transportation, Warehousing	610	3,721	9,946
Employees	Information	197	817	1,814
Employees	Finance, Insurance	1,151	4,049	10,188
Employees	Professional Services	1,640	6,058	17,536
Employees	Educational, Health Care	3,699	13,265	33,555
Employees	Arts, Entertainment, Food	1,285	3,958	9,579
Employees	Management, Business, Science, Arts	7,613	25,325	66,025
Employees	Public Administration	698	1,999	4,684
Employees	Other Services	449	1,908	5,455
Housing Occupancy	2023 Ratio	10:01	20:01	18:01
Housing Occupancy	Occupied	3,682	32,087	84,652
Housing Occupancy	Vacant	350	1,573	4,782
Renter To Homeowner	2023 Ratio	13:20	3:05	11:20
Renter To Homeowner	Renters	1,556	12,538	32,159
Renter To Homeowner	Homeowners	2,476	21,122	57,275

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FOR MORE INFORMATION
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