

**KIN PROPERTIES**

# 6302 E 82nd St Indianapolis, IN 46250

CASTLETON, IN | RETAIL PROPERTY

FOR SALE | 31,124 SQFT

**\$4,343,906**



## PROPERTY DESCRIPTION

Strategically located in the heart of northeast Indianapolis' primary retail corridor, the property sits adjacent to Castleton Square Mall —Indiana's largest shopping center with 1.38 million square feet and over 130 national and regional retailers. The offering is priced below current replacement cost, providing immediate value and attractive long-term cash flow. Surrounding demographics are strong, with a population of 170,816 within a five-mile radius, supporting continued tenant performance and positioning this asset as a secure, income-producing investment

## OFFERING SUMMARY

Available Size:	31,124 sqft
Lot Size:	2.57 Acres
Lease Rate:	\$325,793

## PROPERTY HIGHLIGHTS

- 100% occupied – 2 -tenant property with Goodwill and Patel Brothers
- Goodwill recent extension through 2039!
- Goodwill lease is Absolute NNN, TT responsible for Roof/HVAC/Structure
- Goodwill building is newer construction, 2008
- Patel Bros long term tenancy of 10 years, top 1/3 in chain nationally for traffic
- Tenant's pay their full pro-rata share of RE Taxes, Property and Liability Insurance and CAM.
- Net Operating Income: \$325,793
- Next to Castleton Square (Simon Mall)

### DAVID ROTH

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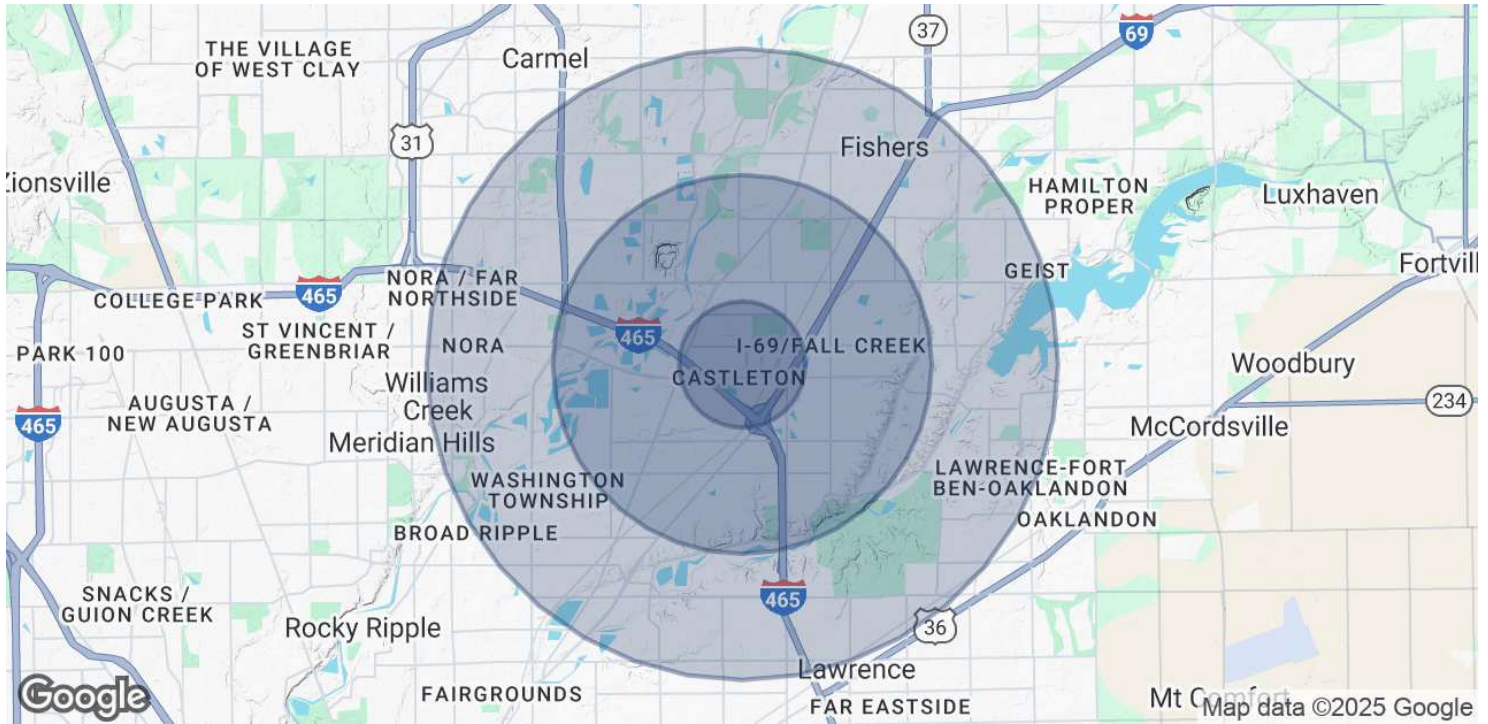




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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,943	54,621	170,720
Average Age	37	41	41
Average Age (Male)	36	40	40
Average Age (Female)	38	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,421	25,826	76,492
# of Persons per HH	2	2.1	2.2
Average HH Income	\$83,073	\$110,683	\$124,406
Average House Value	\$305,750	\$379,031	\$383,513

Demographics data derived from AlphaMap

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