

SALE

3777 Haley Drive

3777 HALEY DRIVE

Newburgh, IN 47630

PRESENTED BY:

MATT KIEFER

O: 812.471.2500

matt.kiefer@svn.com

IN #RB19001801

LANCE LUIGS

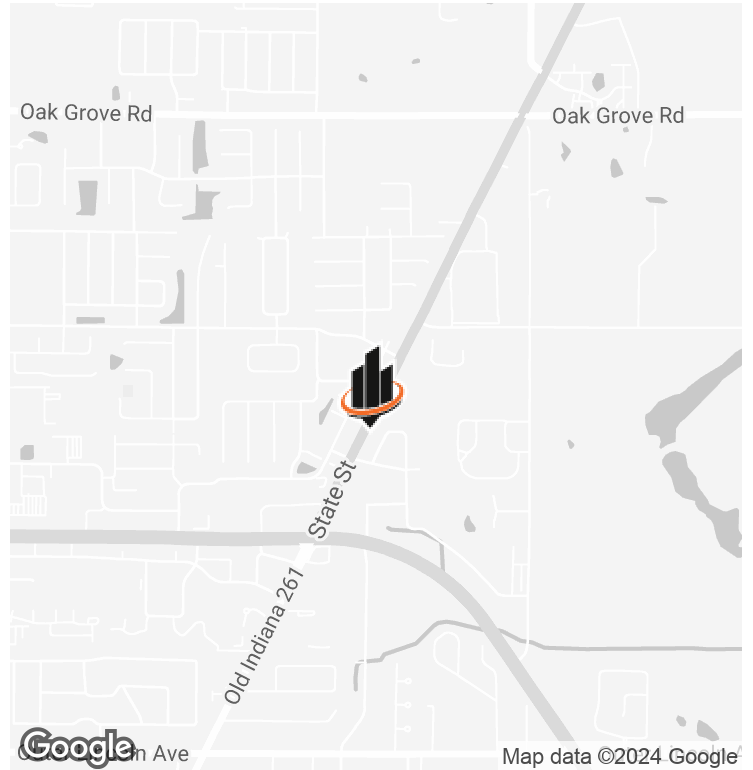
O: 812.471.2500

lance.luigs@svn.com

IN #RB18001579



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$860,000
BUILDING SIZE:	14,796 SF
LOT SIZE:	1.69 Acres
PRICE / SF:	\$58.12
CAP RATE:	7.27%
NOI:	\$62,500
YEAR BUILT:	1998
ZONING:	C-4
MARKET:	Newburgh
APN:	87-12-23-303-006.000-019

PROPERTY OVERVIEW

Presenting an exceptional investment opportunity at 3777 Haley Drive, Newburgh, IN. This asset is being offered well below replacement cost with stable cash flow and at NNN rent significantly below market. This 14,796 SF office building is strategically located with excellent visibility off State Road 261. Zoned C-4 and fully occupied, this single tenant property features a sticky tenant with a 7+ year renewal signed in 2024. Don't miss out on this prime asset in the desirable Newburgh area.

PROPERTY HIGHLIGHTS

- 14,796 SF office building (9,300 SF on first floor)
- Significantly below replacement cost with stable cash flow
- Below market NNN rent
- Built in 1998
- Prime visibility off State Road 261
- Sticky tenant with 7+ year renewal signed in 2024
- Roof replaced in 2023

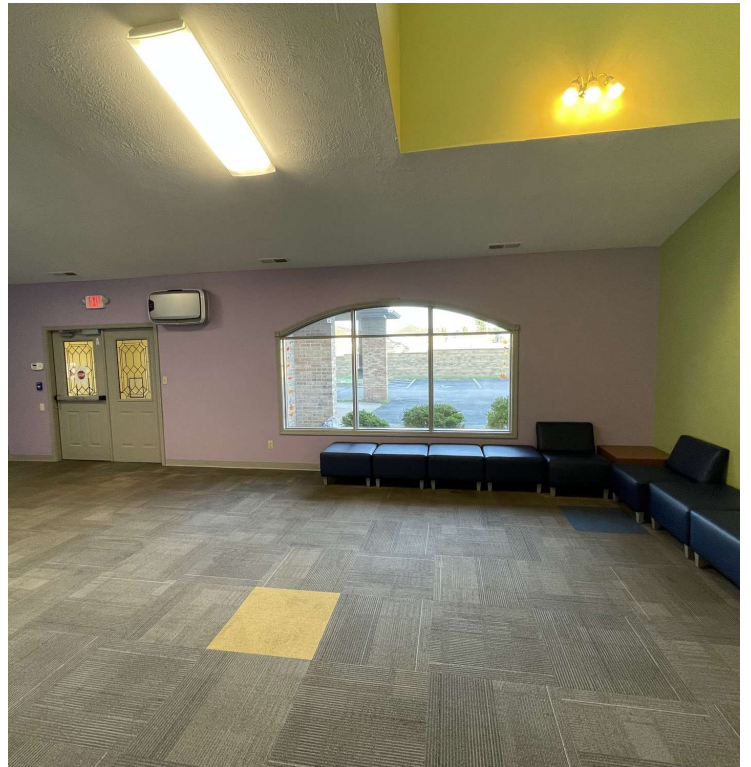
MATT KIEFER

O: 812.471.2500
matt.kiefer@svn.com
IN #RB19001801

LANCE LUIGS

O: 812.471.2500
lance.luigs@svn.com
IN #RB18001579

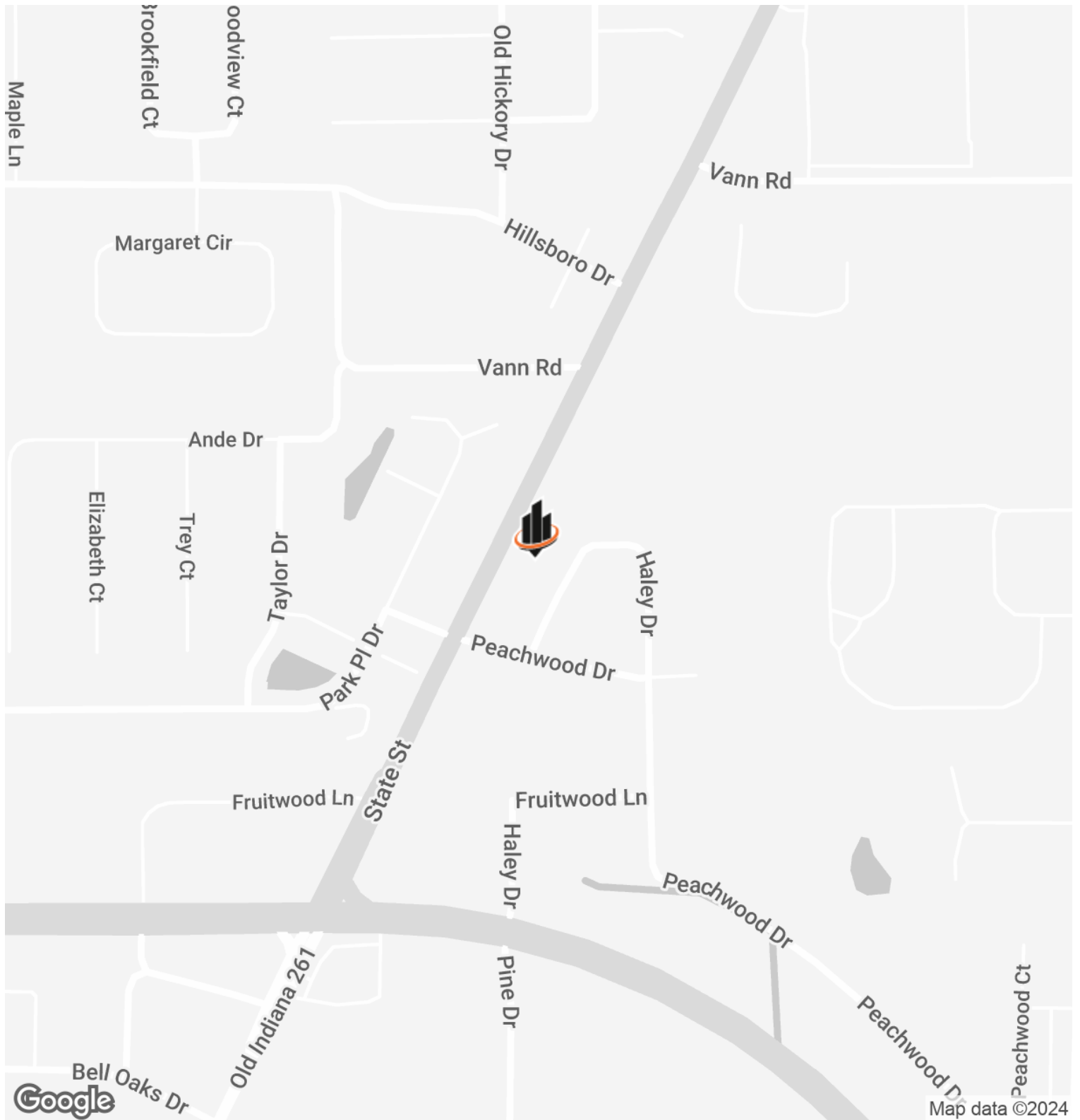
ADDITIONAL PHOTOS



MATT KIEFER
O: 812.471.2500
matt.kiefer@svn.com
IN #RB19001801

LANCE LUIGS
O: 812.471.2500
lance.luigs@svn.com
IN #RB18001579

LOCATION MAP



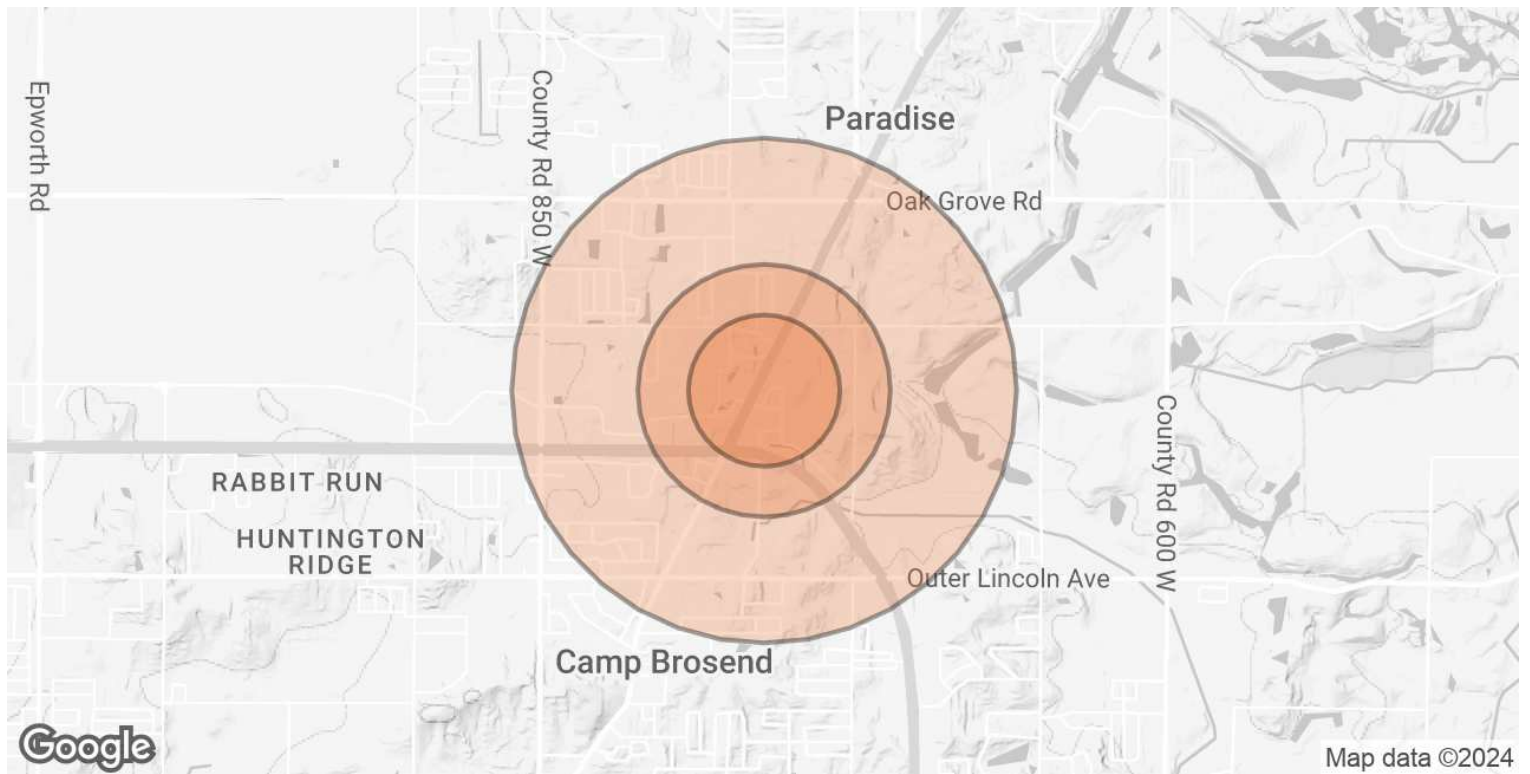
MATT KIEFER

O: 812.471.2500
matt.kiefer@svn.com
IN #RB19001801

LANCE LUIGS

O: 812.471.2500
lance.luigs@svn.com
IN #RB18001579

DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	253	1,433	5,695
AVERAGE AGE	51	48	44
AVERAGE AGE (MALE)	46	44	42
AVERAGE AGE (FEMALE)	55	50	45
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	128	643	2,272
# OF PERSONS PER HH	2	2.2	2.5
AVERAGE HH INCOME	\$111,564	\$126,354	\$135,618
AVERAGE HOUSE VALUE	\$377,265	\$352,981	\$329,414

Demographics data derived from AlphaMap

MATT KIEFER
 O: 812.471.2500
 matt.kiefer@svn.com
 IN #RB19001801

LANCE LUIGS
 O: 812.471.2500
 lance.luigs@svn.com
 IN #RB18001579