

# OFFERING MEMORANDUM

**HC**  
HARTMAN CAPITAL



Marketplace Landing  
13588 Bent Grass Lane, Fishers, IN 46038



Crème de la Crème  
CHILD CARE • PRESCHOOL • AFTER SCHOOL  
Early Learning Centers Of Excellence



Cumberland Road  
Elementary School  
509 Students

Bent Grass



IN-37 43,766 VPD

## Location

- Located on State Highway 37 in Fishers, this property lies in a mixed commercial node including an anchoring Walmart Neighborhood Market, multiple car dealerships, and strip centers.
- State Highway 37, a major north-south, four-lane highway connects the northern suburbs of Indianapolis, all of which are experiencing tremendous growth in recent years.
- Site enjoys frontage and access along the northbound lanes of State Highway 37.

## Leases

- Attractive rental increases, along with seven strong tenants who retain multiple options for renewal.
- Built in 2022, this seven-unit shopping center has a modern design with easy access.
- Diverse tenant mix with value-added potential in a busy commercial area.
- Low maintenance and service requirements for this location make it an ideal investment.

## Tenants

- WingStop: a national favorite for wings and sides, strong brand with a loyal customer base.
- Charles Schwab: trusted financial services leader providing wealth management to professionals.
- Massage Luxe: national chain offering spa, therapeutic massage, and other wellness services.
- Parlor Doughnuts: a craft doughnut and coffee shop with a unique, high-quality customer experience.

# Finance Summary

<b>Price</b>	<b>\$6,098,000</b>
<b>Cap Rate</b>	<b>6.50%</b>
Price/SF	\$490
Gross Leasable Area	12,484 SF
Year Built	2022
Lot Size	2.11 Acres +/-
Parcel Numbers	29-11-30-042-001.000-006
Parking	109 Surface Spaces +/-
Current Rent	\$427,222
Estimated Expenses	\$115,013
<b>NOI</b>	<b>\$396,333</b>



13588 Bent Grass Lane,  
Fishers, IN 46038



**7.5 Years**  
WALT



**\$6,098,000**  
LIST PRICE



**6.50%**  
CAP RATE



**\$490**  
PRICE / SF



**\$396,333**  
NET OPERATING INCOME

# Rent Roll

Tenant / Suite #	SF Leased	% of Total SF	Start	End	Term of Occupancy	Rent Schedule						% of Total Rent	Renewal Options	Lease Type	
						Period	Changes on	Monthly Rent	Annual Rent	Rent / SF	Yearly Increases				
WayBack Burgers	1,700	13.62%	11/16/2023	2/26/2034	10 Years	Base	Current	\$4,961	\$59,534	\$35.02	3%	14.06%	2	NNN	
Retail, Suite 101						Option 1	02/27/34		–	–	3%				
*Each Option's 1 <sup>st</sup> year rate set based on cumulative CPI reset.						Option 2	02/27/39	–	–	–	3%				
NNN = \$1,053.51/mo.															
Chico's Barbershop	1,268	10.49%	9/28/2025	12/31/2030	5 Years	Base	Current	\$3,493	\$41,920	\$32.00	3%	9.90%	1	NNN	
Retail, Suite 102						Option 1	09/01/30	–	–	–	3%				
*Each Option's 1 <sup>st</sup> year rate set based on cumulative CPI reset.						NNN = \$811.82/mo.									
Curry Pizza House	1,656	13.26%	10/9/2024	10/06/2034	10 Years	Base	Current	\$4,406	\$52,876	\$31.93	3%	12.13%	3	NNN	
Retail, Suite 103						Option 1	8/1/35	–	–	–	3%				
						Option 2	8/1/40	–	–	–	3%				
						Option 3	8/1/45		–	–	3%				
NNN = \$1,026.25/mo.															
WingStop	1,616	12.94%	4/30/2023	4/30/2033	10 Years	Base	Current	\$4,386	\$52,632	\$32.57	2.5%	12.43%	2	NNN	
Retail, Suite 104						Option 1	9/4/2034	–	–	–	2.5%				
*Each Option's 1 <sup>st</sup> year rate set based on cumulative CPI reset.						Option 2	9/4/2039	–	–	–	2.5%				
NNN = \$1,001.45/mo.															

# Rent Roll

Tenant / Suite #	SF Leased	% of Total SF	Start	End	Term of Occupancy	Rent Schedule						% of Total Rent	Renewal Options	Lease Type
						Period	Changes on	Monthly Rent	Annual Rent	Rent / SF	Yearly Increases			
Massage Luxe	2,403	19.25%	6/3/2023	6/3/2033	10 Years	Base	Current	\$6,585.8	\$79,029.6	\$32.89	3%	18.66%	2	NNN
Retail, Suite 105						Option 1	6/3/33	–	–	–	3%			
						Option 2	6/3/38	–	–	–	3%			

NNN = \$1,489.16/mo.

Charles Schwab	1,796	14.39%	7/15/2024	06/30/203	7 Years	Base	Current	\$5,522.70	\$66,272.40	\$36.90	2.5%	15.27%	2	NNN
Retail, Suite 106					1	Option 1	8/31/2026	–	–	–	2.5%			
						Option 2	8/31/2033	–	–	–	2.5%			

\*Rate for Year 1 of each Option shall be 3.5%  
higher than ending Base Rent of prior term

NNN = \$1,113.02/mo.

Parlor Doughnuts	2,003	16.04%	6/25/2023	6/30/2033	10 Years	Base	Current	\$6,374.95	\$76,499.40	\$38.19	3%	17.54%	2	NNN
Retail, Suite 107						Option 1	6/25/2033	–	–	–	3%			
						Option 2	6/25/2038	–	–	–	3%			

NNN = \$1,241.30/mo.

Occupied	12,484	100%										\$427,222	\$34.34
Vacant	–	–											
Total	12,484	100%											



**CHICO'S**  
BARBERSHOP

**CURRY  
PIZZA  
HOUSE**



*charles* SCHWAB

*charles* SCHWAB

**MASSAGE**  
**LUXE**

# Investment Highlights



RISE IN COMMERCIAL  
DEVELOPMENT



#2 BEST INDIANAPOLIS  
SUBURB TO LIVE IN



ONLY 16 MILES TO  
DOWNTOWN INDY



7.7% GROWTH  
SINCE 2020

## Fishers, Indiana

Fishers, Indiana, in Hamilton County just north of Indianapolis, offers a compelling investment opportunity within the thriving Indianapolis metropolitan area. The city has seen significant economic growth over the past decade, driven by strategic investments in infrastructure, commercial expansion, and residential development. Population growth has spurred the construction of new housing, from single-family homes to apartment complexes, while mixed-use developments and downtown revitalization have created vibrant, walkable communities. The city's focus on transportation improvements and business parks has attracted diverse industries, supported by economic incentives like tax abatements and grants.

Fisher's commitment to enhancing the quality of life through community development projects, such as parks and cultural initiatives, further strengthens its appeal. Additionally, the city's emphasis on educational and workforce development ensures a skilled labor force, fostering strong ties between local schools and businesses. Overall, Fisher's balanced and sustainable growth strategy positions it as an attractive destination for both residents and investors, with a projected population of 135,000 by 2040.

# Geographic Overview

## Demographics

Population	108,000
Households	37,000
Average Retail Expenditure	\$69,207
Median HH Income	\$128,141
Daytime Employees	41,100
Expected Population Growth '25-'28	9.6%
Household Growth '23 - '28	9.6%

## Traffic

Intersection collected	Traffic Volume	Reported Year	Distance
Publishers Drive & Parkside Drive	43,109 Average Daily	2023	.06 mi
	Traffic Count	2023	.06 mi
IN-37 & Parkside Drive	43,766 Average Daily	2025	.06 mi
	Traffic Count	2025	.06 mi
Huntington Ave & E 141 <sup>st</sup> St N	43,048 Average Daily	2025	.20 mi
	Traffic Count	2025	.20 mi

\*INDOT Traffic Count Database System



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