

OFFERING MEMORANDUM

HC
HARTMAN CAPITAL



Marketplace Landing
13588 Bent Grass Lane, Fishers, IN 46038

Walmart

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

TACO
BELL

ZAXBYS

BELLE
TIRE

NISSAN

MacAllister

KIA

Cumberland Road
Elementary School
509 Students

Bent Grass

verizon

THE LEARNING
EXPERIENCE
Academy of Early Education

IN-37 43,766 VPD

Location

- Located on State Highway 37 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 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

Price	\$6,098,000
Cap Rate	6.50%
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
NOI	\$396,333



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 Retail, Suite 101	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
						Option 1	02/27/34		-	-	3%			
						Option 2	02/27/39	-	-		3%			
*Each Option's 1 st year rate set based on cumulative CPI reset.								-						
NNN = \$1,053.51/mo.														
Chico's Barbershop Retail, Suite 102	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
						Option 1	09/01/30	-	-	-	3%			
						*Each Option's 1 st year rate set based on cumulative CPI reset.								
NNN = \$811.82/mo.														
Curry Pizza House Retail, Suite 103	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
						Option 1	8/1/35	-	-	-	3%			
						Option 2	8/1/40	-	-	-	3%			
						Option 3	8/1/45		-	-	3%			
NNN = \$1,026.25/mo.														
WingStop Retail, Suite 104	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
						Option 1	9/4/2034	-	-	-	2.5%			
						Option 2	9/4/2039	-	-	-	2.5%			
*Each Option's 1st year rate set based on cumulative CPI reset.														
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 Retail, Suite 105	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
						Option 1	6/3/33	–	–	–	3%			
						Option 2	6/3/38	–	–	–	3%			

NNN = \$1,489.16/mo.

Charles Schwab Retail, Suite 106	1,796	14.39%	7/15/2024	06/30/2033	7 Years	Base	Current	\$5,522.70	\$66,272.40	\$36.90	2.5%	15.27%	2	NNN
						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 Retail, Suite 107	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
						Option 1	6/25/2033	–	–	–	3%			
						Option 2	6/25/2038	–	–	–	3%			

NNN = \$1,241.30/mo.

Occupied	12,484	100%												
Vacant	–	–												
Total	12,484	100%												

\$427,222 \$34.34

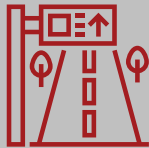




**RISE IN COMMERCIAL
DEVELOPMENT**



**#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 mii
IN-37 & Parkside Drive	43,766 Average Daily	2025	.06 mi
	Traffic Count	2025	.06 mi
Huntington Ave & E 141 st St N	43,048 Average Daily	2025	.20 mi
	Traffic Count	2025	.20 mi

*INDOT Traffic Count Database System



Confidentiality and Disclaimer



The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Hartman Capital, LLC and should not be made available to any other person or entity without the written consent of Hartman Capital, LLC. 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. Hartman Capital, LLC has 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, PCB's 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, Hartman Capital, LLC has not verified, and will not verify, any of the information contained herein, nor has Hartman Capital, LLC 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.

NON-ENDORSEMENT NOTICE

Hartman Capital, LLC is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Hartman Capital, LLC, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Hartman Capital, LLC, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.



**For Inquiries,
please contact us:**

Shannan Hicks
(217) 239-4301
shicks@hartmancapllc.com

Hartman Capital, LLC
616 E. Green Street, Suite 203
Champaign, IL 61820

