

UNIVERSITY PLAZA

-Value Add Opportunity-



16,552 SF | 2.42 ACRES

FOR SALE

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Disclosure: The broker, Jay Jossan, is related to the seller.

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\$950,000

ASKING PRICE



6.71%

CAP RATE



\$57.39

PRICE / SF



\$63,747

NET OPERATING INCOME



16,552

RENTABLE BUILDING AREA SF



86.4%

OCCUPANCY

PROPERTY HIGHLIGHTS

- Retail Strip Center with Strong Tenant Mix and Value Add Opportunity
- Well-Below Market Rents, Averaging under \$11.96 per Square Foot
- Phenomenal Location near the Busy Intersection of University Blvd.
- Strategically Situated Directly Adjacent to Anderson University
- Located 28 Miles from Fishers, IN and 4.2 Miles from Interstate 69



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UNIVERSITY PLAZA

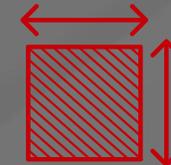
PARKING SURFACE	Asphalt
PARKING	± 93 Parking Spaces Ratio of 5.62/1,000 SF
ZONING	B3 - Neighborhood Retail Shopping Center
HIGHWAY ACCESS	I-69
TYPE OF OWNERSHIP	Fee Simple
PROPERTY TYPE	Retail
TOPOGRAPHY	Flat
FOUNDATION	Concrete Slab
EXTERIOR	Masonry



1998
YEAR BUILT

01

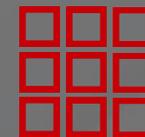
NUMBER OF
BUILDINGS



16,552 SF
GROSS LEASEABLE AREA
(GLA)

09

NUMBER OF
UNITS



PROPERTY SUMMARY

AERIAL MAP

INVESTMENT HIGHLIGHTS	
ASKING	\$950,000
NOI	\$63,747
RENTABLE SF	16,552 SF
ACRES	2.42 Acres
YEAR BUILT	1998
OCCUPANCY	86.4%
PARKING	± 93 Parking Spaces Ratio of 5.62/1,000 SF

- 86.4% leased
- Below Market Rents, Averaging under \$11.96 PSF
- Strategically Located Directly Adjacent to Anderson University
- Local Incentives Available - [Link](#)
- Recent Capital Improvements
- Recent Tax Appeal Approved

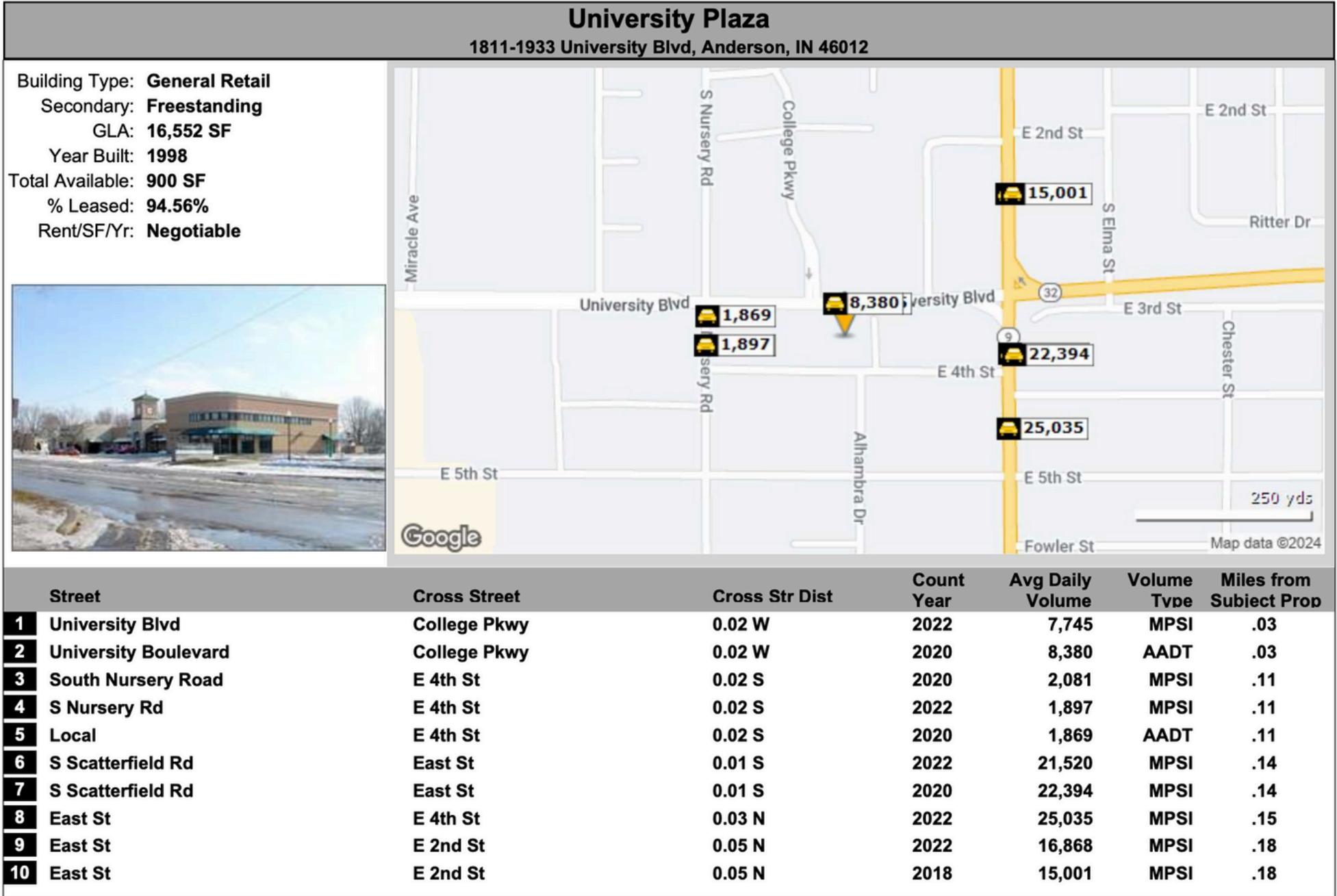




TRAFFIC COUNT REPORT

UNIVERSITY PLAZA

1909 University Blvd, Anderson, IN 46012



Sale Comps Map & List Report

Sale Comparables

20

Avg. Cap Rate

-

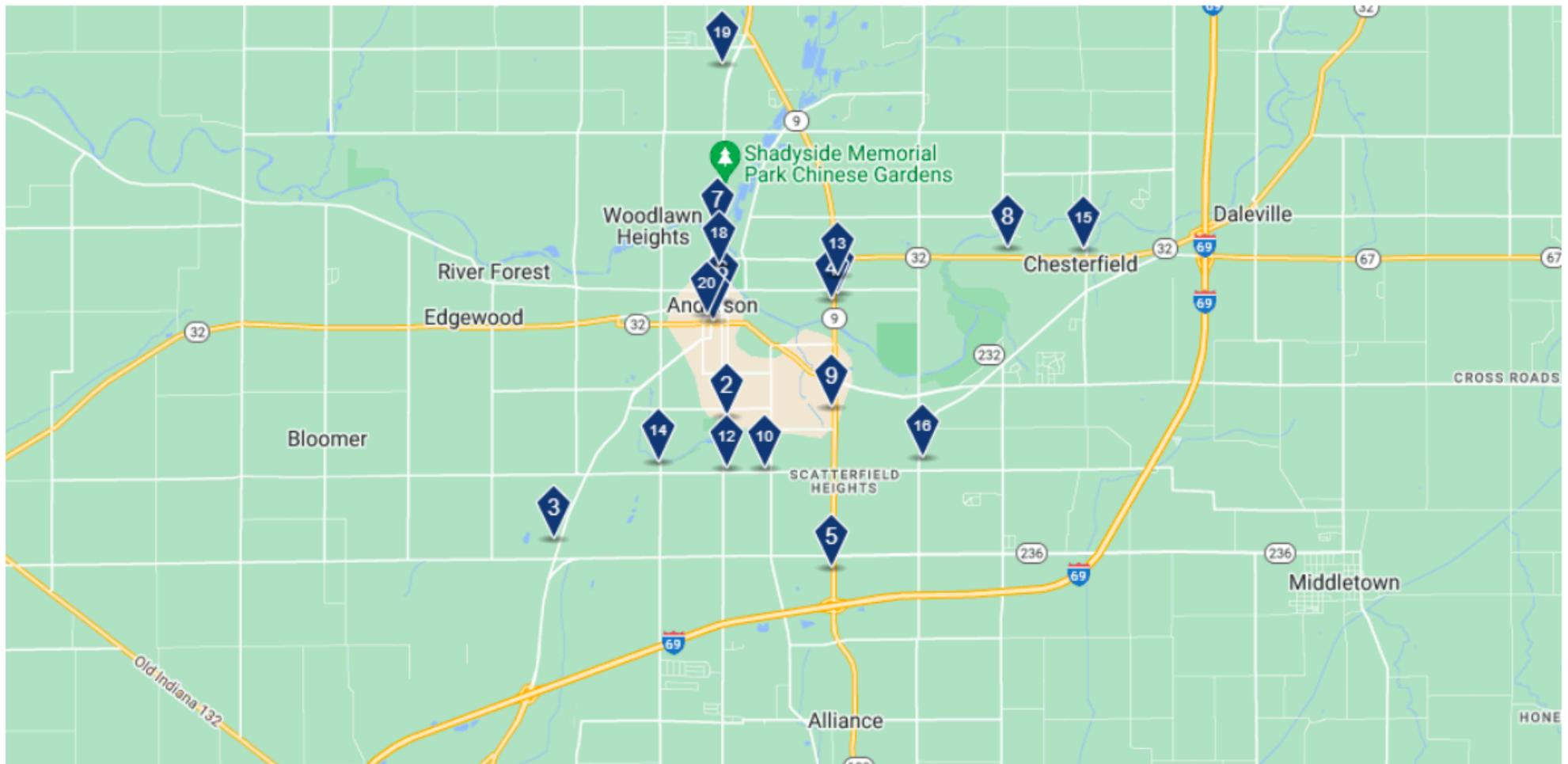
Avg. Price/SF

\$84

Avg. Vacancy At Sale

-

SALE COMPARABLES LOCATIONS



SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	\$95,000	\$754,250	\$564,000	\$3,130,000
Price Per SF	\$16	\$84	\$40	\$200
Cap Rate	-	-	-	-
Time Since Sale in Months	1.0	12.5	12.5	22.0

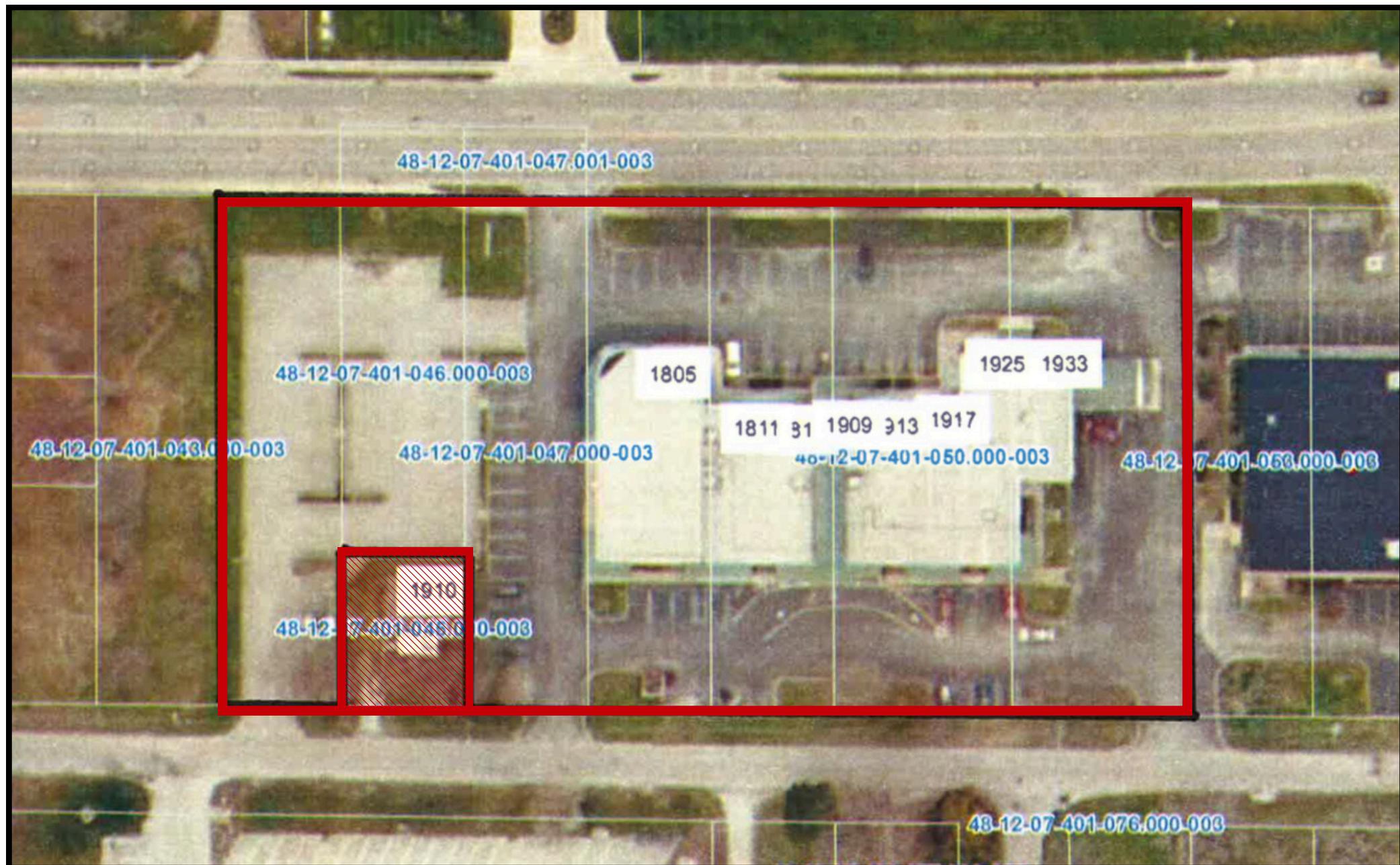
Property Attributes	Low	Average	Median	High
Building SF	5,000 SF	10,644 SF	8,275 SF	29,960 SF
Floors	1	1	1	2
Typical Floor	2,541 SF	10,696 SF	8,625 SF	29,960 SF
Vacancy Rate at Sale	-	-	-	-
Year Built	1890	1973	1972	2017
Star Rating	★★★★★	★★★☆☆ 2.3	★★★☆☆ 2.0	★★★★★



AERIAL PLAT MAP

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LET'S CONNECT HERE'S HOW WE HELP YOU SUCCEED



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