



715 EAST 38TH STREET, INDIANAPOLIS, INDIANA 46205

Marcus & Millichap
LAGOS RETAIL GROUP



NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & 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 Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. 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. Marcus & Millichap 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, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap 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. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2024 Marcus & Millichap. All rights reserved.

THIS IS A BROKER PRICE OPINION OR COMPARATIVE MARKET ANALYSIS OF VALUE AND SHOULD NOT BE CONSIDERED AN APPRAISAL. In making any decision that relies upon my work, you should know that we have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation. This information has been secured from sources we believe to be reliable, but we make no representations of warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Seller and/or Buyer must verify the information and bear all risk for any inaccuracies. Marcus & Millichap Real Estate Investment Services is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. © 2024 Marcus & Millichap. All rights reserved.

NON-ENDORSEMENT NOTICE

Marcus & Millichap 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 Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

MARCUS & MILLICHAP HEREBY ADVISES ALL PROSPECTIVE PURCHASERS OF SINGLE TENANT NET LEASED PROPERTY AS FOLLOWS:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided. As the Buyer of a single tenant property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a single tenant property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any single tenant property to determine to your satisfaction with the suitability of the property for your needs. Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this single tenant property

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

OFFICES THROUGHOUT THE U.S. AND CANADA
www.marcusmillichap.com

Activity ID: ZAF0040352

YOUR DEDICATED *Advisors*

The Lagos Retail Group specializes in the sale of multi-tenant retail centers and Single-Tenant Net-Leased Investments in Greater Houston and across South Central and the Mid-Atlantic United States. The Lagos Retail Group has over forty years of experience selling retail properties.

Along with selling shopping centers, The Lagos Retail Group has extensive experience selling freestanding retail buildings, pad-sites, and retail-oriented land for nationally and locally recognized investors, users, franchisees, and developers.

The Lagos Retail Group prioritizes the needs of their clients by taking an active, collaborative approach in the creation of plans and solutions for their clients. This is one of the many reasons why the Group boasts a phenomenal account of 97% repeat business.

Our extensive experience, having sold over 400 retail properties, ensures that you are working with Best in Class agents, who can navigate your deal to a successful close, no matter what obstacle is encountered.

Learn more about the Lagos Retail Group by visiting LagosRetail.com.



GUS N. LAGOS

Senior Vice President
Director, Retail Division
713.452.4257
Gus.Lagos@marcusmillichap.com
License: TX 419197



ALEX WOLANSKY

First Vice President
Director, Retail Division
713.452.4292
Alex.Wolansky@marcusmillichap.com
License: TX 702899

ACQUISITION FINANCING

MMCC - our fully integrated, dedicated financing arm - is committed to providing superior capital markets expertise, precisely managed execution, and unparalleled access to capital sources providing the most competitive rates and terms.

Our significant size and transaction volume give us the scale to clear the market quickly. We leverage our prominent capital markets relationships with commercial banks, life insurance companies, credit unions, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac, and HUD to provide our clients with the greatest range of financing options.

We offer unparalleled depth of experience in both debt and equity placement for ground up development, value-add, and stabilized projects across all property types. Customized structures are necessary to align the unique aspects of a transaction with the client's investment objectives. MMCC coordinates all pieces in the capital stack for a seamless transaction maximizing the certainty of execution.

We recognize that competitive financing, speed, and certainty of execution are critical to our clients' success. Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues for the benefit of our clients.



JAMIE SAFIER

Managing Director, Capital Markets
Loan Origination (MMCC)
713.239.0501
Jamie.Safier@marcusmillichap.com

FAMILY DOLLAR

715 EAST 38TH STREET, INDIANAPOLIS, INDIANA 46205



PRICE
\$1,195,000



CAP RATE
6.85%



PRICE PER SF
\$119.50



GLA | LAND AREA
10,000 SF
0.66 AC



ACCESS
E 38TH ST



TRAFFIC COUNTS
20,166 VPD



YEAR BUILT
1950



PARCEL ID
49-06-24-124-
016.000-101



OCCUPANCY
100%



BUTLER UNIVERSITY
1.5 MILES

INDIANA SCHOOL FOR THE DEAF

INDIANAPOLIS OPERA HOUSE

INDIANA STATE FAIRGROUNDS & EVENT CENTER
OVER 840K ANNUAL ATTENDANCE (2023)

TARKINGTON PARK

20,166
VPD

EAST 38TH STREET

SUBJECT PROPERTY

bp SUBWAY MCDONALD'S PNC

FALL CREEK

DOWNTOWN INDIANAPOLIS
4 MILES



OFFERING SUMMARY

FAMILY DOLLAR - INDIANAPOLIS, INDIANA



INVESTMENT *Highlights*

- Dense Residential Area
- Favorable Placer.AI Ranking
- Six Options to Renew With 5 Percent Increases for Each Option
- Nearby Signalized Intersection of East 38th Street (20,166 Vehicles Per Day) and North College Avenue (15,359 Vehicles Per Day)
- Indiana State Fairgrounds and Event Center 0.3 Miles Away

Marcus & Millichap is pleased to exclusively list for sale a freestanding Family Dollar, located at 715 East 38th Street in Indianapolis, Indiana. The 10,000 square foot building is located on approximately 0.66 Acres at the hard corner of East 38th Street and Carrollton Avenue.

Family Dollar is leased under NN+ terms. There are approximately three years remaining before the current term expires on 9/30/2027. There are six options to renew with a 5 percent increase for each option.

This Family Dollar location is ranked in the top 64th percentile (63/173) of all Family Dollars in Indiana.

The Property is located in a dense residential area, which is north of downtown Indianapolis. The Indiana State Fairgrounds and Event Center, which attracted over 840,000 people in 2023, is located nearby. Notable retailers in the area include Rally's, Bank of America, and Domino's Pizza.

Family Dollar is a leading discount retail chain in the United States, operating over 8,000 stores across 46 states. Known for its commitment to providing customers with a wide range of essential products at affordable prices, Family Dollar offers a diverse inventory including groceries, household items, apparel, and seasonal merchandise. The company's strategic focus on serving low-to-moderate-income communities ensures a steady and loyal customer base. Family Dollar's efficient supply chain management and extensive store network contribute to its robust financial performance, making it a reliable tenant and a valuable asset for investors seeking stable returns in the retail sector.

DEMOGRAPHIC SUMMARY

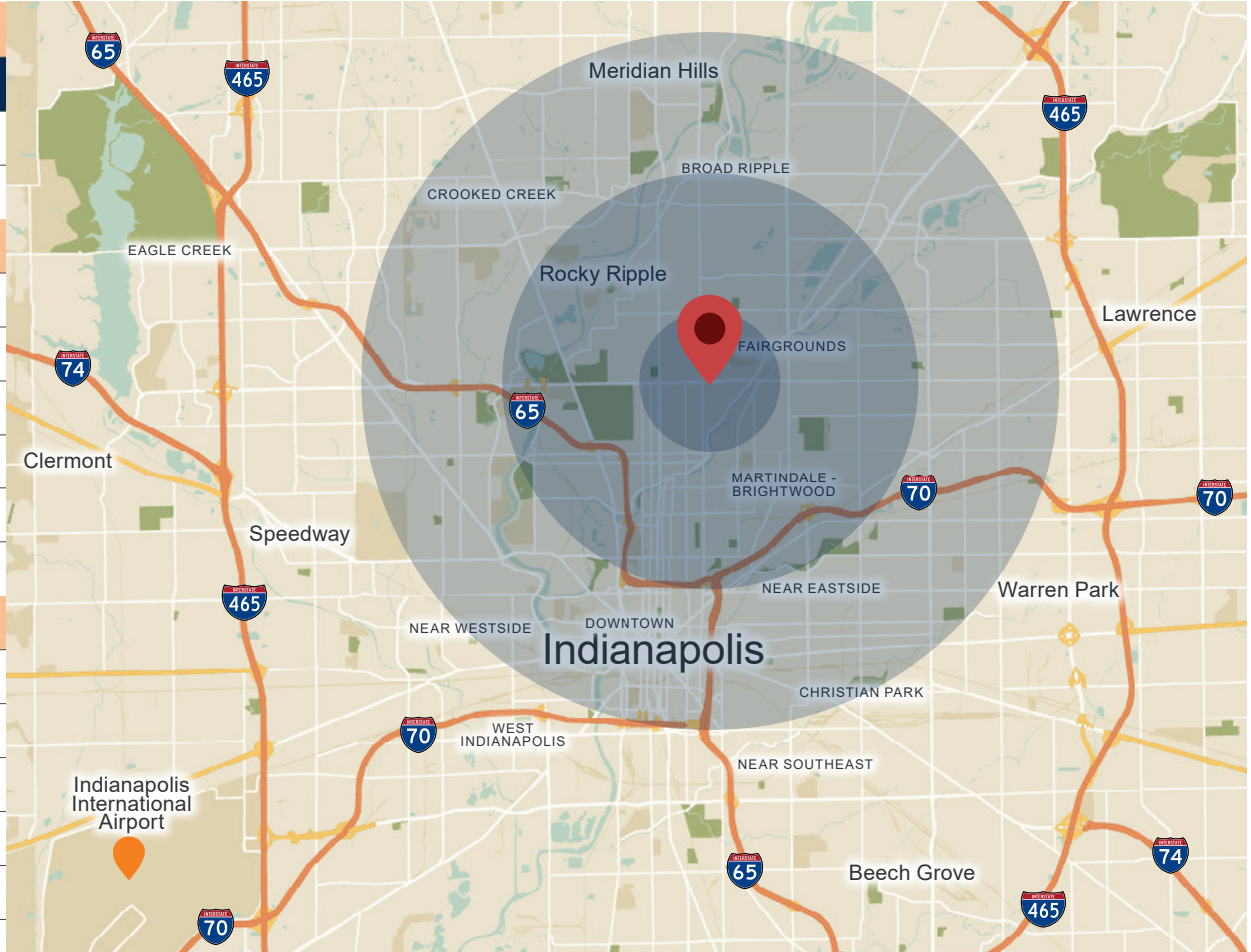
FAMILY DOLLAR - INDIANAPOLIS, INDIANA

POPULATION	1 MILE	3 MILE	5 MILE
2023 EST. POPULATION	14,689	94,524	263,058
2028 PROJECT. POPULATION	14,953	95,983	267,444
GROWTH 2023 - 2028	1.8%	1.5%	1.7%

POPULATION BY RACE - 5 MILE RADIUS	
WHITE	46.1%
BLACK	36.1%
ASIAN/NATIVE HAWAIIAN/OTHER PACIFIC ISLANDER	2.3%
AMERICAN INDIAN OR ALASKA NATIVE	0.5%
OTHER/TWO OR MORE RACES	14.9%
HISPANIC	12.9%

HOUSEHOLDS BY INCOME - 5 MILE RADIUS	
\$0 - \$14,999	15.3%
\$15,000 - \$24,999	9.8%
\$25,000 - \$34,999	9.9%
\$35,000 - \$49,999	12.6%
\$50,000 - \$74,999	16.5%
\$75,000 - \$99,999	11.9%
\$100,000 - \$149,999	11.7%
\$150,000 +	12.1%

AVERAGE HOUSEHOLD INCOME	\$83,371		
MEDIAN HOUSEHOLD INCOME	\$53,173		
PER CAPITA INCOME	\$37,319		
2023 MEDIAN AGE	36.5	34.9	34.8



2023 POPULATION

1-MILE	14,689
3-MILE	94,524
5-MILE	263,058



AVERAGE HH INCOME

1-MILE	\$79,841
3-MILE	\$84,096
5-MILE	\$83,371



MEDIAN PROPERTY VALUE

1-MILE	\$206,027
3-MILE	\$195,426
5-MILE	\$164,810

MARKET OVERVIEW

FAMILY DOLLAR - INDIANAPOLIS, INDIANA



Known widely for the Indianapolis 500, the Indianapolis MSA houses the state capital and is a growing tech hub. Situated in central Indiana, the market consists of 11 counties: Marion, Johnson, Hamilton, Boone, Hendricks, Morgan, Hancock, Shelby, Brown, Putnam and Madison. The Indianapolis MSA is home to 2.1 million people (as of 2020) and is the 34th most populous MSA of the U.S.

The metro lacks formidable development barriers, except for the several rivers and creeks that traverse the region. Marion County is home to the city of Indianapolis, which contains a population of over 862,600 people. Fishers and Carmel in Hamilton County are the next two largest population hubs in the metro, with roughly 100,000 residents each. Most of the surrounding counties are rural, offering builders ample land for residential and commercial development. Population growth is primarily concentrated to the northern suburbs and west of the city.

The region has a robust and diverse economy that has attracted numerous companies in the manufacturing, healthcare, technology, logistics, and much more. Major employers in the region include Cummins Inc., General Motors, Anthem Inc., Purdue and Butler Universities, Citizens Energy Group, Salesforce, Roche Diagnostics, Rolls Royce, Eli Lilly, and many more.

Indianapolis, IN

- **Top Distribution Hub:** Around 50 percent of the U.S. population lies within a one-day drive of Indianapolis, making it a center for the transportation of goods.
- **Major Health Sciences Center:** Eli Lilly and Co., Roche Diagnostics and Labcorp Drug Development maintain operations in the region, among other health-related employers.
- **Lower Cost of Doing Business:** Indianapolis' cost-of-living and doing business are far below national averages, attracting businesses and residents to the area.
- **Quality of Life:** Indianapolis offers residents many big-city amenities in an affordable, small-town atmosphere. The city is home to several high-profile auto races, including the Indianapolis 500 and Brickyard 400. The metro has two major league sports teams: the Indianapolis Colts (NFL) and the Indiana Pacers (NBA). The area also has a vibrant cultural and arts scene.
- **Highly Educated:** Roughly 34 percent of people ages 25 and older hold bachelor's degrees; among those residents, 12 percent have also earned a graduate or professional degree.



**FAMILY
DOLLAR**
INDIANAPOLIS, INDIANA

GUS N. LAGOS

Senior Vice President
Director, Retail Division
713.452.4257
Gus.Lagos@marcusmillichap.com
License: TX 419197

ALEX WOLANSKY

First Vice President
Director, Retail Division
713.452.4292
Alex.Wolansky@marcusmillichap.com
License: TX 702899

JOSH CARUANA

Broker of Record
600 East 96th St., Ste. 500
Indianapolis, IN 46240
License: RB14034355
317.218.5300

Marcus & Millichap
LAGOS RETAIL GROUP

LAGOSRETAIL.COM

THREE RIVERWAY, SUITE 800, HOUSTON, TEXAS 77056
REAL ESTATE INVESTMENT SALES • FINANCING • RESEARCH • ADVISORY SERVICES