

Fountain Square Retail Sale Leaseback Investment Opportunity

SALE

860 VIRGINIA AVENUE

Indianapolis, IN 46203

**JESS LAWHEAD, SIOR, CCIM,
CBI**

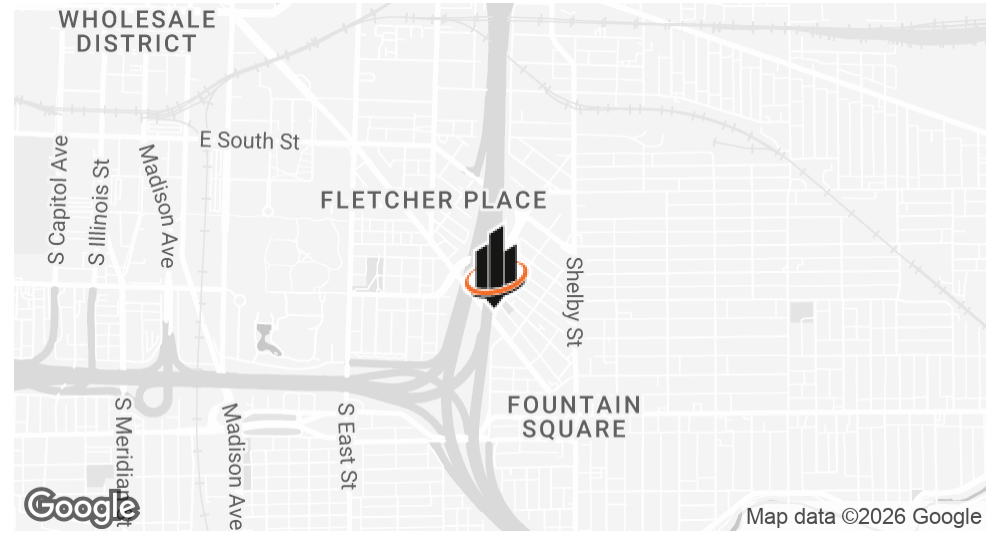
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PRESENTED BY:

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PROPERTY SUMMARY



| | |
|-------------------------|-----------------|
| SALE PRICE: | \$2,250,000 |
| NUMBER OF UNITS: | 2 |
| LOT SIZE: | 0.43 Acres |
| BUILDING SIZE: | 9,872 SF |
| ZONING | C5 |
| LEASE LENGTH: | Until 1/30/2028 |
| CAP RATE: | 10% |
| LEASE RATE: | \$22.80/SF NNN |

PROPERTY DESCRIPTION

This freestanding building offers a flexible layout suitable for a variety of commercial uses. The structure includes multiple entrances, a drive-in door, and on-site parking for customers and staff. Its prominent frontage on Virginia Avenue ensures high visibility and easy access.

PROPERTY HIGHLIGHTS

- 12 on-site parking spaces
- 173 feet of frontage on Virginia Avenue
- Direct access from both Virginia Avenue and an alley
- 11' Drive-in door for loading or deliveries
- Strong traffic counts with high daily visibility
- Flexible space for retail, office, warehouse, or service uses

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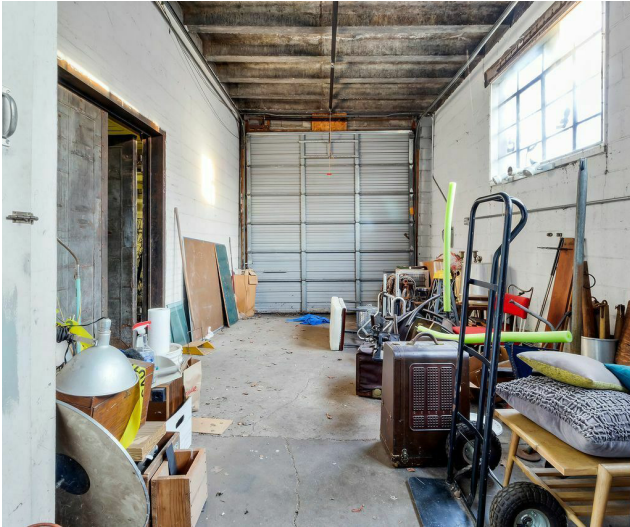
ADDITIONAL PHOTOS



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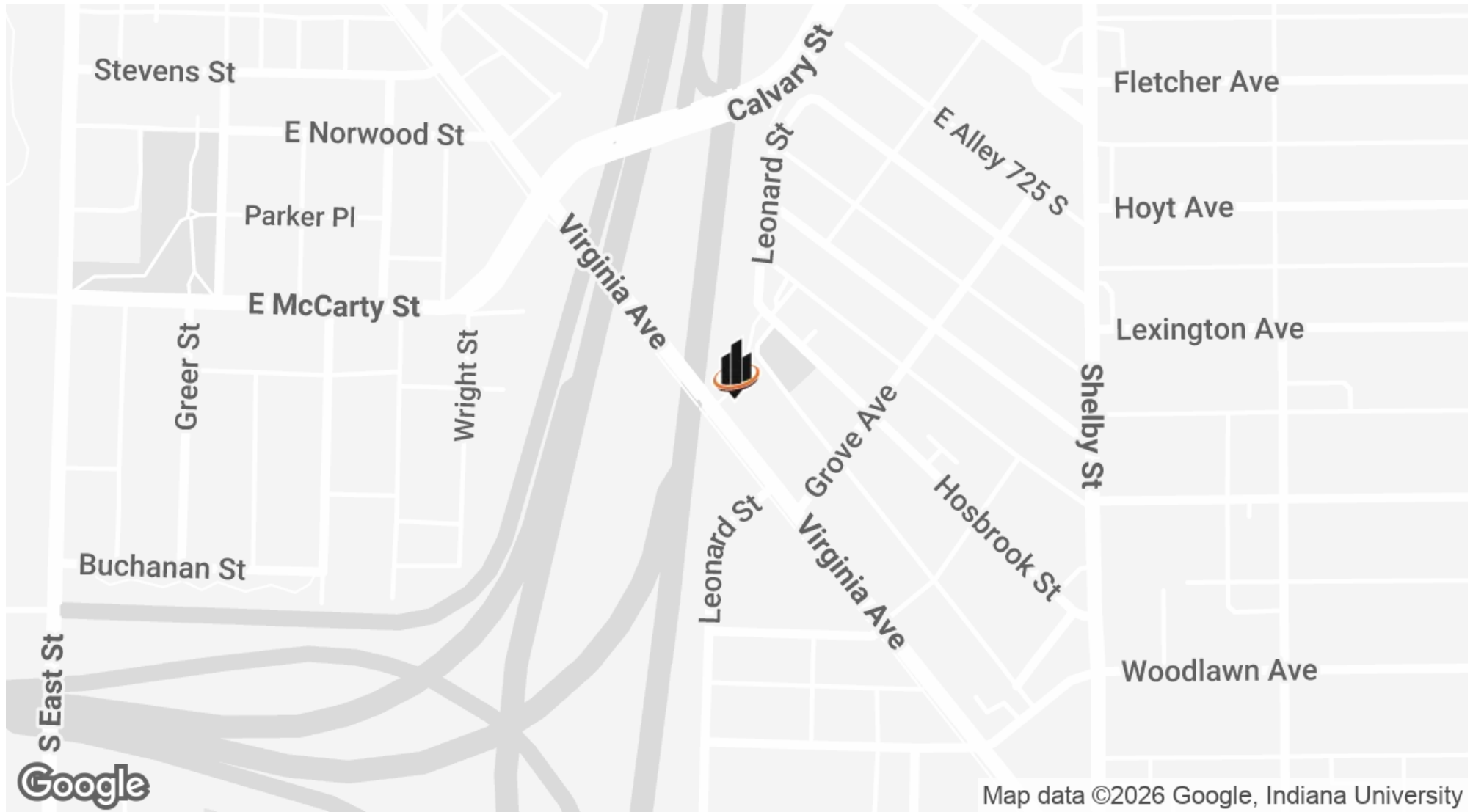
LOCATION MAP



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