

Price

\$1,780,000

SALE-LEASEBACK



DENTAL SALE-LEASEBACK

5406 S EMERSON AVE, INDIANAPOLIS, IN

FOR SALE

Since its inception in 2010, Terra Real Estate has earned its reputation as a leader in providing Commercial Real Estate services to clients locally, regionally and nationally. We pride ourselves on client advocacy. We have a proven track record of unlocking value in market analysis, lease and purchase negotiations as well as construction management - translating the client's vision into reality.



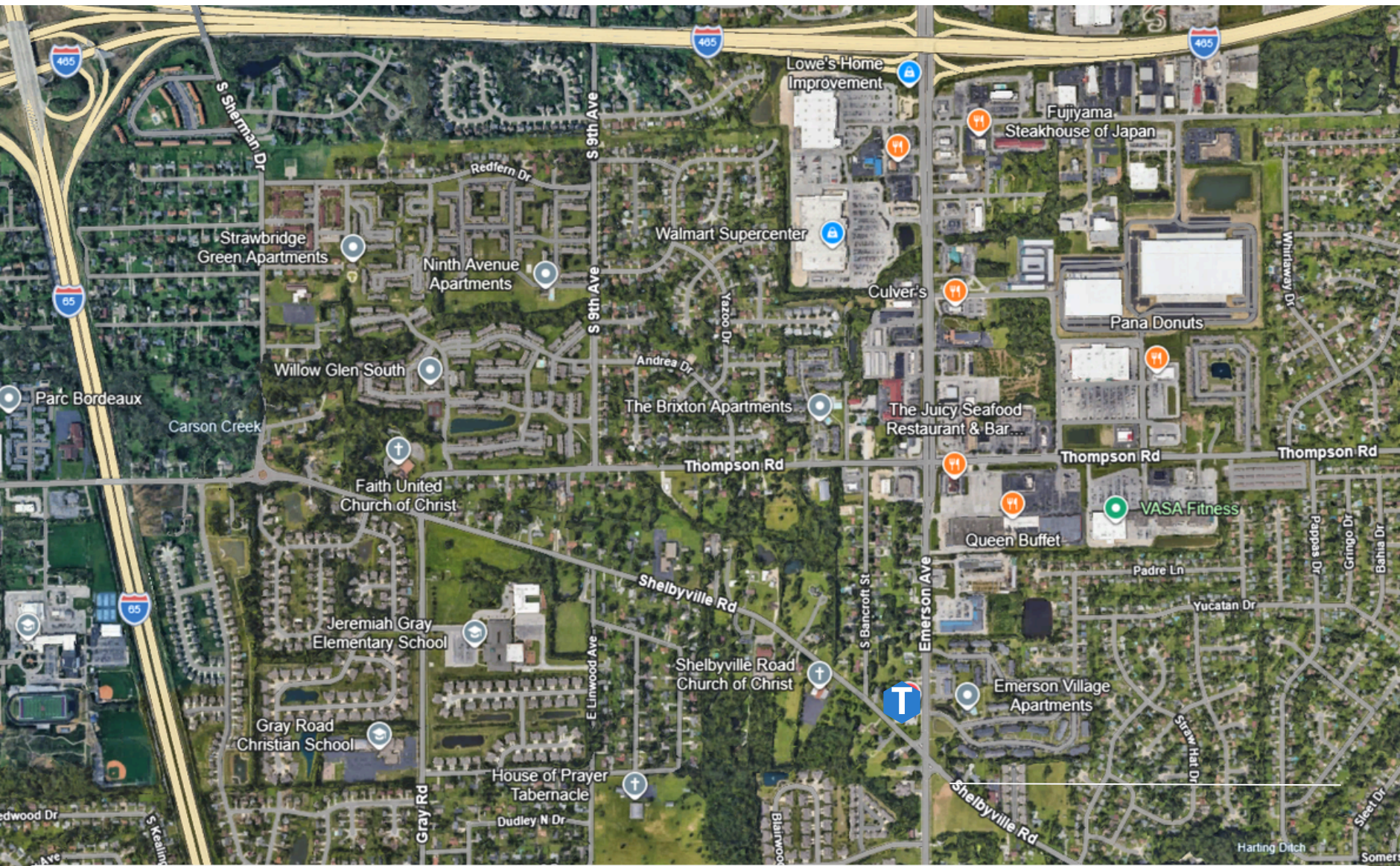
CAP RATE: 7.6%

BUILT: 2010

Terra Real Estate is proud to bring to market a 6,600 SF Sale-Leaseback opportunity on the South East side of Indianapolis near Emerson. The property was built by Hadley Family Dentistry in 2010 and they have fully occupied the building as a single tenant since.

The offering is located less than 1-mile from I-465 and I-65. The property also has direct access from both Shelbyville Rd (9,911 AADT) and Emerson Ave (22,317 AADT).

With over 20 years in business, Hadley Family Dentistry is run by a strong team of operators and continues to expand.



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