

437 S. INDIANA STREET FOR SALE

437 South Indiana Street - Mooresville, IN 46158



MIDLAND ATLANTIC
PROPERTIES



MIDLAND ATLANTIC PROPERTIES

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DEVELOPMENT • BROKERAGE • ACQUISITIONS • MANAGEMENT

Information contained herein has been obtained from sources deemed reliable but is not guaranteed and is subject to change without notice.

Confidentiality Agreement: 437 South Indiana Street Mooresville, IN 46158

This Confidentiality Agreement ("Agreement") is executed this Thu, June 5, 2025, by _____ ("Recipient"). Recipient agrees as follows:

1. CONFIDENTIAL INFORMATION.

Procurer may provide Recipient with or allow Recipient access to, certain information not generally known to the public. All such information shall be known as "Confidential Information".

2. NO DISCLOSURE.

Except as expressly permitted by Paragraph 3 below, Recipient shall not at any time disclose, permit the disclosure of, release, disseminate, or transfer, whether orally or by any other means, any part of such Confidential Information to any other person or entity, whether corporate, governmental, or individual, without the express prior written consent of an authorized representative of the Procurer. Recipient shall return any written Confidential Information, and all copies made of such items, to the Procurer upon the Procurer's written request, but in any event not later than the date that Recipient has performed all services to be performed for the Procurer pursuant to any existing contract. Recipient hereby agrees that such Confidential Information and any documents provided may be used by Recipient only as authorized by the Procurer. Recipient shall take reasonable measure to avoid any disclosure of any such Confidential Information to any unauthorized person by Recipient's employees, agents or attorneys.

3. PERMITTED DISCLOSURE.

(a) Court Order. Recipient shall immediately notify the Procurer of any court order or subpoena requiring disclosure of Confidential Information and shall cooperate with legal counsel for the Procurer in the appeal or challenge of any such order or subpoena. Recipient may disclose Confidential Information required to be disclosed pursuant to the court order or subpoena, but only with the written authorization of the Procurer or after the Procurer has exhausted any lawful and timely appeal or challenge that the Procurer elects to file or make in connection with such court order to subpoena.

(b) Provisions of Service to the Procurer. If Recipient is required to perform for the Procurer pursuant to written contract with the Procurer, then Recipient may reveal to a third party only the Confidential Information that is reasonably necessary for Recipient to reveal in connection with the performance of Recipient's obligations to the Procurer, and only so long as Recipient, and only so long as Recipient has first obtained from the third party a written agreement to abide by the terms of this Agreement in the same manner, and to the same extent, the Recipient is bound hereunder.

4. RECIPIENT AS PARTNERSHIP OR CORPORATION.

In the event that Recipient is a partnership or corporation, the provision of this Agreement relating to access to, and disclosure of, Confidential Information shall apply to all partners, officers, employees and agents of Recipient, as applicable, and Recipient shall be responsible for ensuring the compliance of all such parties with the terms hereof.

5. APPLICABLE LAW; JURISDICTION.

This Agreement shall be governed by federal law, and, to the extent that state law would apply under applicable federal law, the laws of the State of Indiana.

6. ATTORNEY'S FEES.

If legal action or other proceeding of any kind is brought for the enforcement of this Agreement or because of an alleged breach, default, or any other dispute in connection with any provision of this Agreement, the successful or prevailing party shall be entitled to recover all reasonable attorney's fees and other costs incurred in such action or proceedings, in addition to any relief to which it may be entitled.

7. ENTIRE AGREEMENT.

This Agreement is the entire agreement between the parties, the terms of which shall survive the termination of any contract Recipient and the Procurer, and no other agreement, whether oral, by action, or in writing, shall be a part of this Agreement.

ACCEPTED AND AGREED TO:

Principal: _____
Phone Number: _____
Printed: _____
Date: _____

Company Name: _____
Email Address: _____
Address: _____
City, State Zip: _____

*Please return via email to tholtzman@midlandatlantic.us

Liability Waiver: 437 South Indiana Street - Mooresville, IN 46158

This confidential Offering Memorandum ("Memorandum") is being delivered subject to the terms of the Confidentiality Agreement signed by you ("Confidentiality Agreement") and constitutes part of the confidential property information ("Confidential Information"). It is being given to you for the sole purpose of evaluating the possible acquisition of 437 South Indiana Street Mooresville, IN 46158 ("Property") and is not to be used for any other purpose or made available to any other party without the prior written consent of the seller ("Seller") or Midland Atlantic Properties, Inc. ("Exclusive Advisor" or "Broker").

This Memorandum was prepared by Broker based on information supplied by Seller and Broker. It contains selected information about the Property and the real estate market but does not contain all the information necessary to evaluate the acquisition of the Property. The financial projections contained herein (or in any other Confidential Information) are for general reference only the projections are based on assumptions relating to the general economy and local competition, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or legal analysis of such documents.

While the information contained in this Memorandum and any other Confidential Information is believed to be reliable, neither Broker nor Seller guarantees its accuracy or completeness. Due to the foregoing and since the Property will be sold on an "As Is, Where Is" basis, a prospective purchaser must make its own independent investigations, projections and conclusions regarding the acquisition of the Property without reliance on this Memorandum or any other Confidential Information. Although additional Confidential Information, which may include engineering, environmental or other reports, may be provided to qualified parties as marketing proceeds, prospective purchasers should seek advice from their own attorneys, accountants, and engineering, environmental and other experts.

Seller expressly reserves the right, at its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party at any time with or without written notice. Seller shall have no legal commitment or obligation to any prospective purchaser unless and until a written sale agreement has been fully executed, delivered and approved by Seller and any conditions to Seller's obligations thereunder have been satisfied or waived.

Seller has retained Broker as its exclusive broker and will be responsible for any commission due to Broker in connection with a sale of the Property pursuant to separate agreement. Broker is not authorized to make any representation or agreement on behalf of Seller.

This Memorandum is the property of Seller and Broker and may be used only by parties approved by Seller or Broker. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as permitted under the Confidentiality Agreement.

PROPERTY OVERVIEW

Midland Atlantic Properties is pleased to exclusively offer 437 S. Indiana, Mooresville, IN 46158 for sale. The investment is occupied by three tenants: Fast Track Physical Therapy, Besties Nail Salon, and Eagle Smoke Shop. The center is positioned on the south side of Mooresville.

Address:	437 S. Indiana, Mooresville, IN 46158
County:	Morgan
General Property Type:	Retail
Specific Use:	Neighborhood Shopping Center
Occupancy Type:	Multi-Tenant Retail
Number of Tenants:	3
Tenant Size Range:	1,000-2,800 Square Feet
Land Area (Acreage):	.83 Acres
Zoning:	Commercial Retail
Number of Parking Spaces:	27
Parking Type:	Surface
Parking Spaces/ 1,000 SF GLA:	5
Year Built:	2009
Actual Age (Years):	19
Utilities:	Water - American Indiana Water
	Sewer - Morgan County Regional Sewer District
	Electricity - South Central Indiana REMC
	Natural Gas - CenterPoint Energy
	Local Phone - Multiple Providers



AREA OVERVIEW

Mooreville, Indiana is a town located in the heartland of America that combines a small town atmosphere with the benefits of a big city. With a population of approximately 9,600 and an average household income of over \$70,000, it offers a beautiful Midwestern setting for a high quality family life. Just 10 minutes southwest of the state capital, Indianapolis, Mooreville is located next to a major distribution center and international air hub. Because of all it has to offer, Mooreville is the "Crossroads of Progress" and is becoming the new home of many businesses and families.

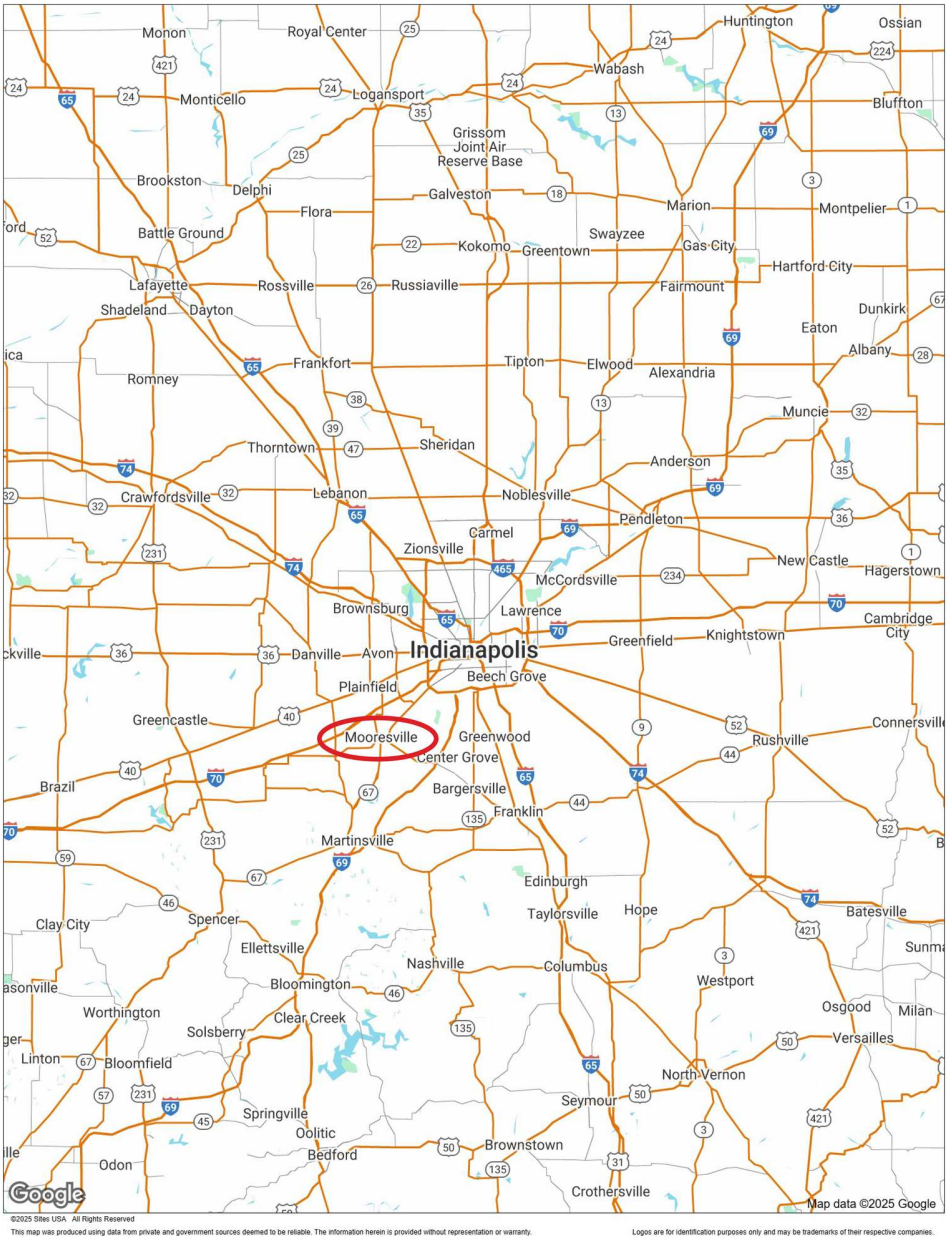
The Main in Motion project scheduled for 2026 is a cornerstone of Mooreville's redevelopment efforts, aimed at transforming Main Street into a vibrant, pedestrian-friendly corridor that enhances connectivity, supports local businesses, and fosters a sense of community. By integrating infrastructure improvements with streetscape enhancements, the project seeks to create a more inviting and sustainable environment for residents and visitors alike.

Mooreville is also known as the home of the Indiana State Flag. Longtime resident Paul Hadley, a well-respected local artist, submitted one of the 200 proposed designs for a new Indiana state banner in 1916 as part of the state's Centennial Celebration.

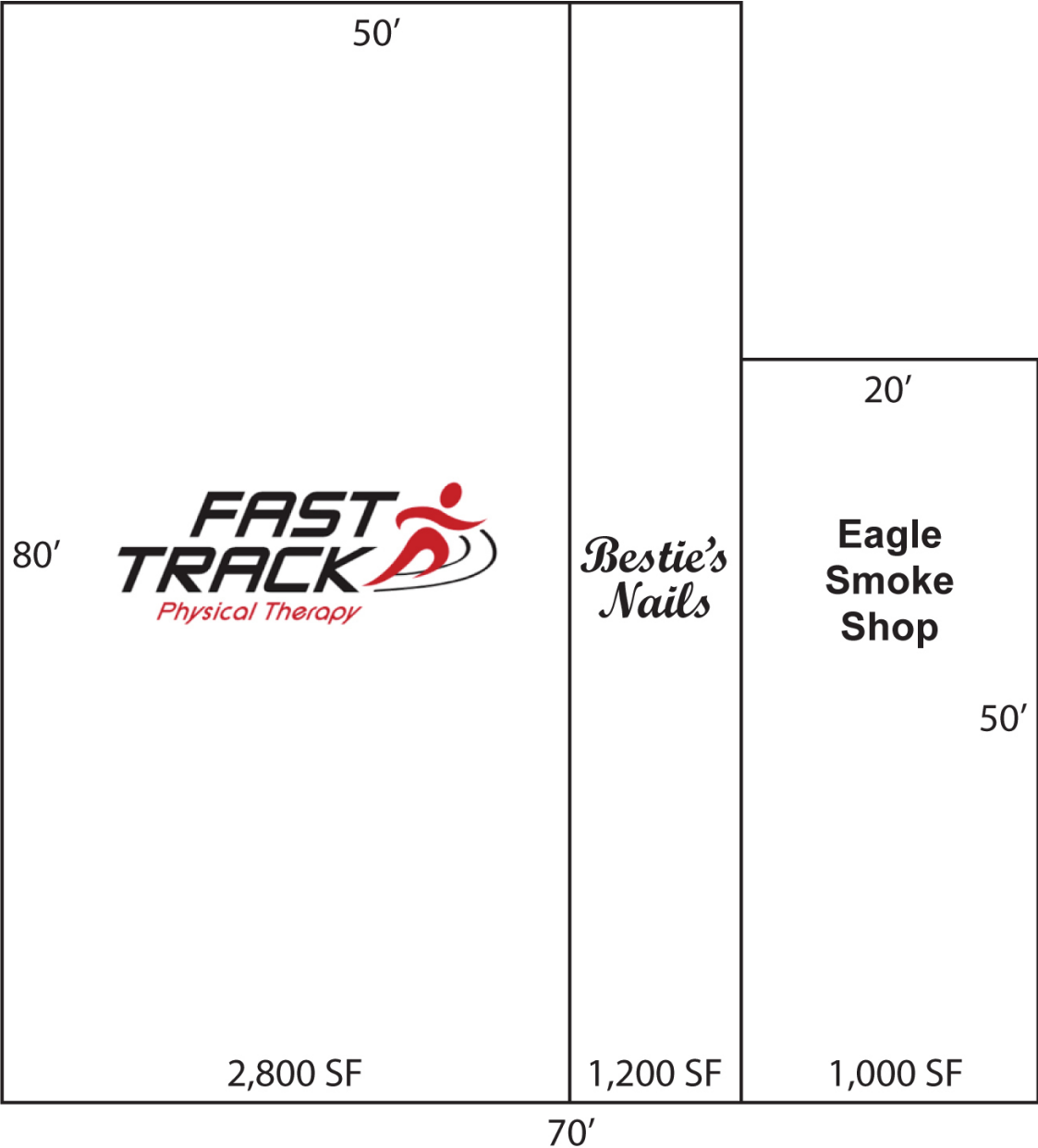
In 2023, Mooreville, IN had a population of 9.61k people with a median age of 43 and a median household income of \$70,228. Between 2022 and 2023 the population of Mooreville, IN grew from 9,528 to 9,608, a 0.871% increase and its median household income grew from \$68,089 to \$70,228, a 3.14% increase.



INDIANAPOLIS AREA MAP



SITE PLAN



ADDITIONAL PHOTOS



FINANCIAL SUMMARY

Gross Rental Income:		\$ 85,500
Additional Income (Reimbursement):		<u>\$ 22,128</u>
Gross Income:		\$ 107,628
Expenses:		
Real Estate Taxes (\$2.39psf):		\$ 11,934
Insurance (\$0.72psf):		\$ 3,619
Common Area Maintenance (\$1.30psf):		<u>\$ 6,506</u>
Total Expenses (\$4.41psf):		\$ 22,059
Net Operating Income:		\$ 85,569
CAP Rate:		7%
Sales Price:		\$ 1,222,000

DEMOGRAPHICS



POPULATION & HOUSING

	1 MILE	3 MILES	5 MILES
Total Population	4,300	16,062	41,912
Projected Annual Growth (2024-2029)	0.9%	1.3%	1.4%
Total Households	1,774	6,456	15,950
Median Home Value	\$191,607	\$216,013	\$225,549

INCOME & BUSINESS

	1 MILE	3 MILES	5 MILES
Average HH income	\$85,906	\$103,441	\$113,517
Daytime Population (16+ years)	5,076	12,435	23,302
Total Businesses	376	722	1,243
Total Employees	3,589	7,281	11,227

MEET THE TEAM



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