

OFFERING MEMORANDUM | FLEX MEDICAL OR RETAIL SPACE

2220 E 59th St.
Anderson, IN 46013

Tim Hall
F.C. Tucker/Prosperity
Managing Broker
(765) 508-4626
tim.hall@talktotucker.com
RB20000256



F.C. Tucker/Prosperity
Independently Owned & Operated

CONTENTS

01 Executive Summary

Investment Summary

02 Location

Location Summary
Local Business Map
Traffic Counts
Drive Times

03 Property Description

Property Features
Property Images

04 Financial Analysis

Income & Expense Analysis
Multi-Year Cash Flow Assumptions
Cash Flow Analysis
Financial Metrics

05 Demographics

General Demographics

Exclusively Marketed by:



Tim Hall

F.C. Tucker/Prosperity

Managing Broker

(765) 508-4626

tim.hall@talktotucker.com

RB20000256



F.C. Tucker/Prosperity
Independently Owned & Operated

Brokerage License No.: BO92300019
www.talktotucker.com/prosperity

01 **Executive Summary**

Investment Summary

OFFERING SUMMARY

ADDRESS	2220 E 59th St. Anderson IN 46013
COUNTY	Madison
MARKET	Indianapolis-Carmel-Anderson MSA
SUBMARKET	Madison County
BUILDING SF	6,972 SF
LAND ACRES	1
YEAR BUILT	2018
APN	48-12-32-200-077.000-003
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	900000
NOI (Stabilized)	\$142,416

PROPOSED FINANCING

LOAN TYPE	Amortized
DOWN PAYMENT	(\$675,000)
LOAN AMOUNT	\$675,000
INTEREST RATE	7.00%
ANNUAL DEBT SERVICE	\$62,799
AMORTIZATION PERIOD	20 Years

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	2,219	23,143	58,959
2025 Median HH Income	\$51,351	\$52,661	\$54,437
2025 Average HH Income	\$72,686	\$71,544	\$71,391

Flex Medical or Retail Space

- A rare redevelopment opportunity in Anderson's thriving commercial corridor. Built in 2018 and formerly operated as a dialysis center, this 6,972 SF single-story facility sits on 1 acre and is now fully demoed to a clean shell—providing the perfect blank canvas for medical users, clinics, specialty healthcare groups, professional offices, or service-based businesses seeking modern infrastructure without the cost of ground-up construction.
- The building features a large open treatment area, perimeter framing for multiple private rooms or offices, an existing isolation room with glass wall system, multiple sinks and plumbing rough-ins, and extensive electrical and mechanical systems already in place. These components significantly reduce redevelopment time and expense for future users such as primary care, urgent care, dental, dialysis, imaging, physical therapy, behavioral health, or outpatient specialty providers.
- A covered front entry canopy creates professional curb appeal and ensures weather-protected patient drop-off. Generous on-site parking surrounds the building on all sides, and multiple exterior access points support flexible space planning or multi-tenant layouts. The back-of-house areas include large utility rooms, heavy-duty floor drains, upgraded wall systems, and commercial-grade mechanical support—ideal for practices requiring sterilization, lab processing, or equipment-intensive operations.



- Strategically located just minutes from I-69, hotels, restaurants, and Anderson's expanding medical network, the property benefits from excellent regional access and strong surrounding commercial activity. B4 Community Shopping District zoning allows for a wide range of medical, retail, and professional office uses.

Whether you're an operator looking to customize a state-of-the-art facility or an investor seeking a value-add medical redevelopment project, 2220 E 59th St offers unmatched flexibility, modern construction, and high-demand location advantages. Bring your vision! This property is ready to become a premier healthcare or professional destination.



F.C. Tucker/Prosperity
Independently Owned & Operated

Tim Hall
Managing Broker
(765) 508-4626
tim.hall@talktotucker.com
RB20000256

F.C. Tucker/Prosperity
522 W 8th St., Anderson, 46012

Investment Summary |

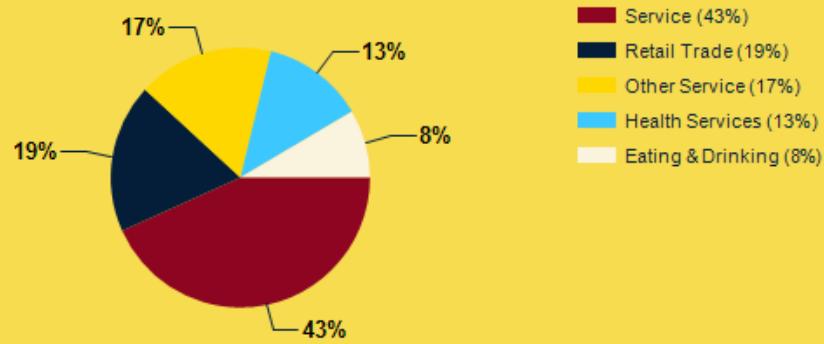
02 Location

- Location Summary
- Local Business Map
- Traffic Counts
- Drive Times

Why Anderson, Indiana?

- Anderson is located in Central Indiana. It is a historically industrial city that is undergoing redevelopment and economic expansion. While it was once a major General Motors manufacturing hub, it is now transforming the old GM properties into modern commercial and industrial developments. Primary economic contributors include Nestle, Community Hospital Anderson and Harrah's Hoosier Park Racing & Casino which drives local tourism. Anderson is known for its rich Native American Heritage and its connection and support of the arts and education through Paramount Theatre, Anderson Museum of Art and Anderson University.

Major Industries by Employee Count

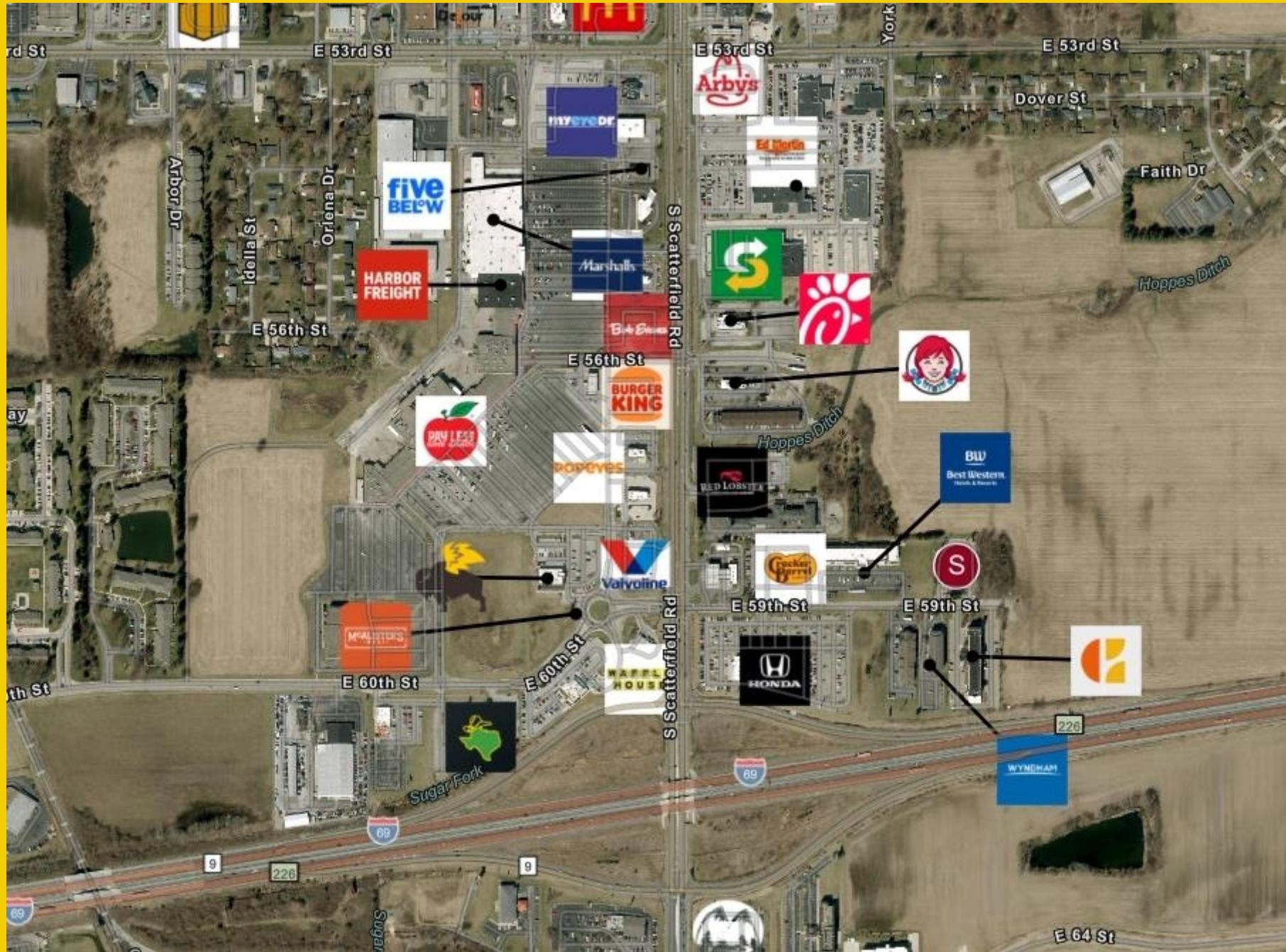


Largest Employers

Community Hospital Anderson	1,980
St. Vincent Health	1,410
Nestlé	790
Hoosier Park	785
Carter Express	680
Anderson University	530
Continuum	500
Kroger/Pay Less Super Markets	440



Tim Hall
Managing Broker
(765) 508-4626
tim.hall@talktotucker.com
RB20000256



F.C. Tucker/Prosperity
Independently Owned & Operated

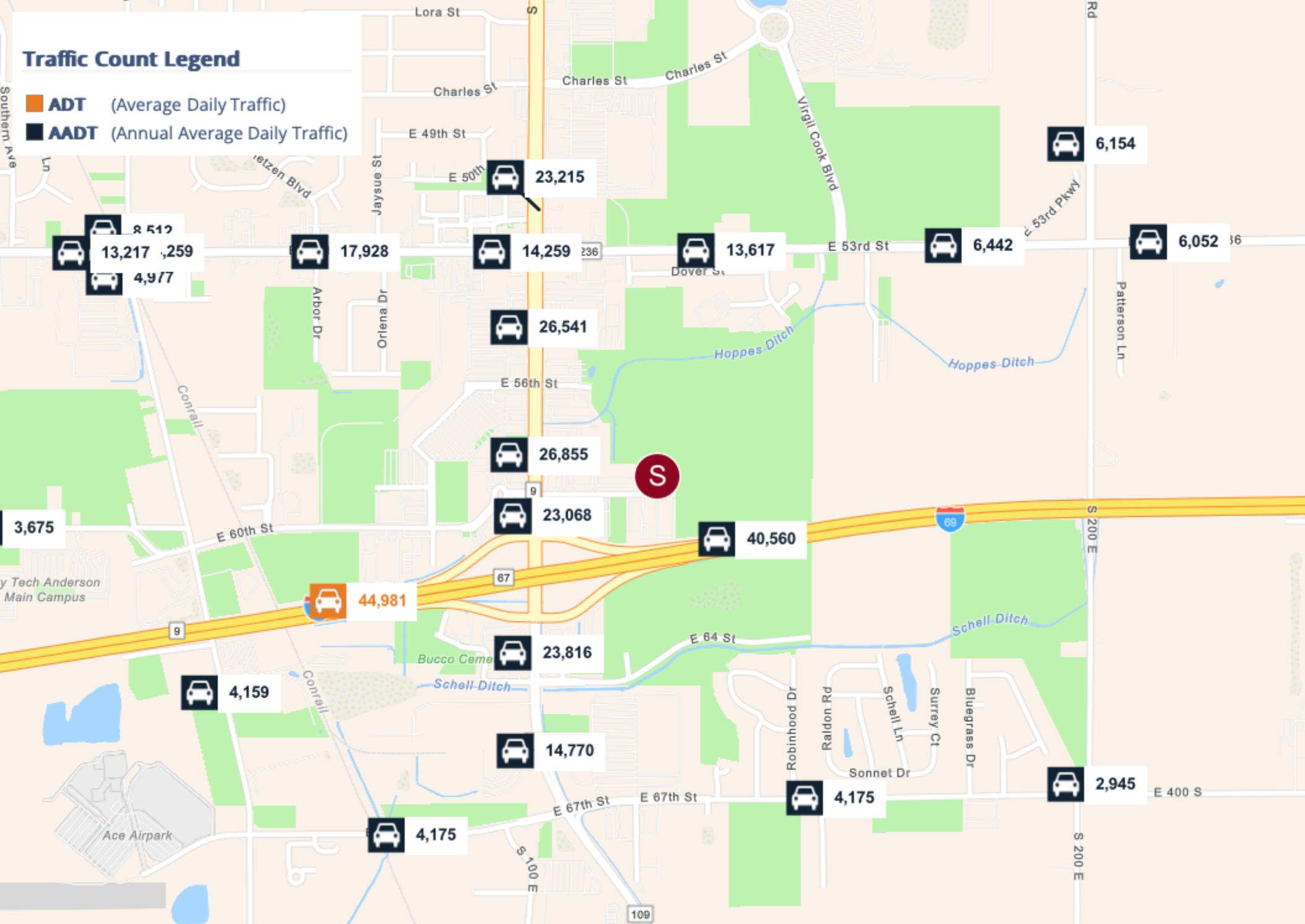
Tim Hall
Managing Broker
(765) 508-4626
tim.hall@talktotucker.com
RB20000256

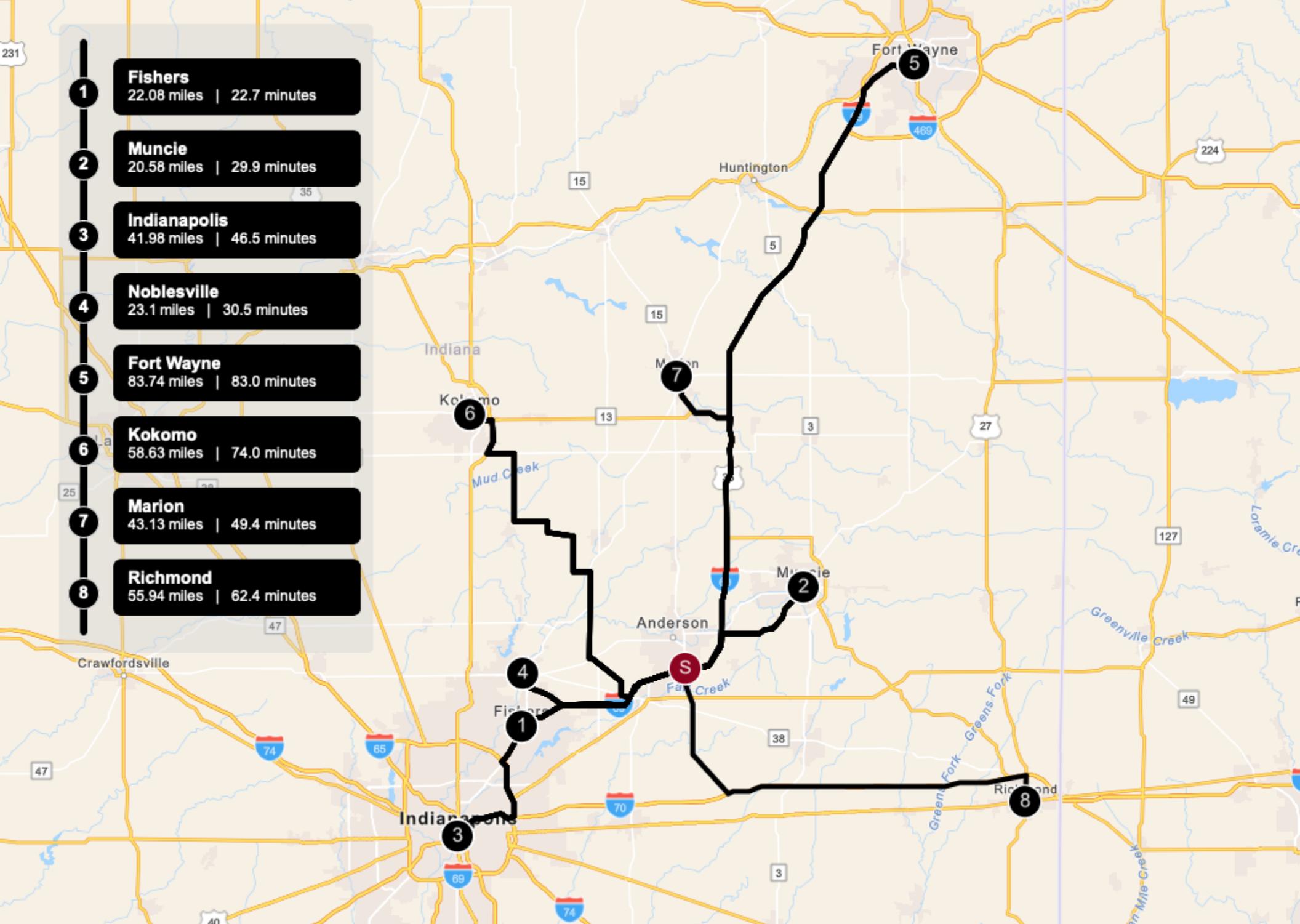
F.C. Tucker/Prosperity
522 W 8th St., Anderson, 46012

Local Business Map |

Traffic Count Legend

- █ **ADT** (Average Daily Traffic)
- █ **AADT** (Annual Average Daily Traffic)





Tim Hall
Managing Broker
(765) 508-4626
tim.hall@talktotucker.com
RB20000256

F.C. Tucker/Prosperity
522 W 8th St., Anderson, 46012

03 **Property Description**

Property Features

Property Images

PROPERTY FEATURES

NUMBER OF UNITS	1
BUILDING SF	6,972
LAND ACRES	1
YEAR BUILT	2018
# OF PARCELS	1
ZONING TYPE	B4
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	45

MECHANICAL

HVAC	Gas forced air furnaces, Central air
------	--------------------------------------

CONSTRUCTION

PARKING SURFACE	Paved asphalt
ROOF	Asphalt Shingle



F.C. Tucker/Prosperity
Independently Owned & Operated

Tim Hall
Managing Broker
(765) 508-4626
tim.hall@talktotucker.com
RB20000256

F.C. Tucker/Prosperity
522 W 8th St., Anderson, 46012









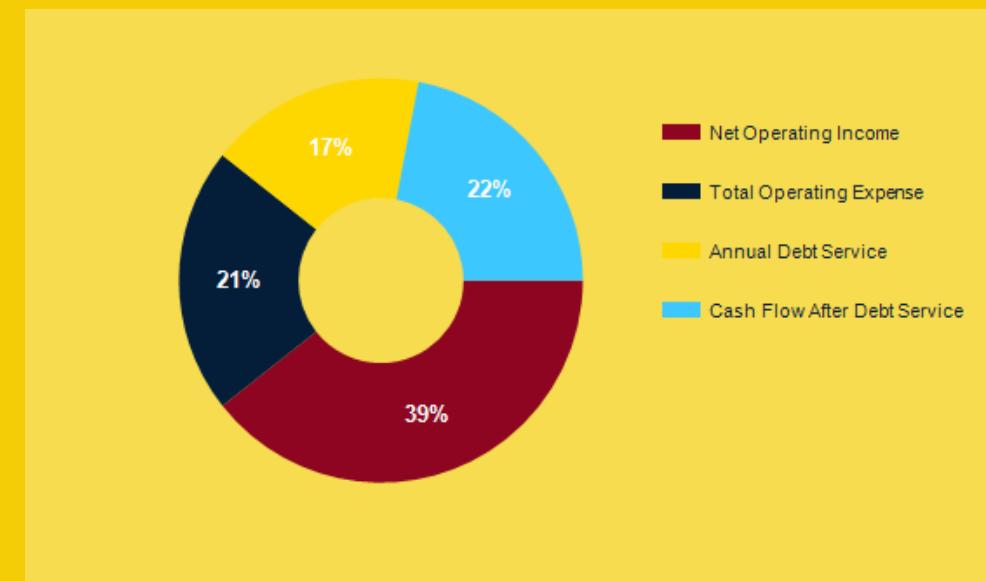
04 Financial Analysis

- Income & Expense Analysis
- Multi-Year Cash Flow Assumptions
- Cash Flow Analysis
- Financial Metrics

REVENUE ALLOCATION

STABILIZED

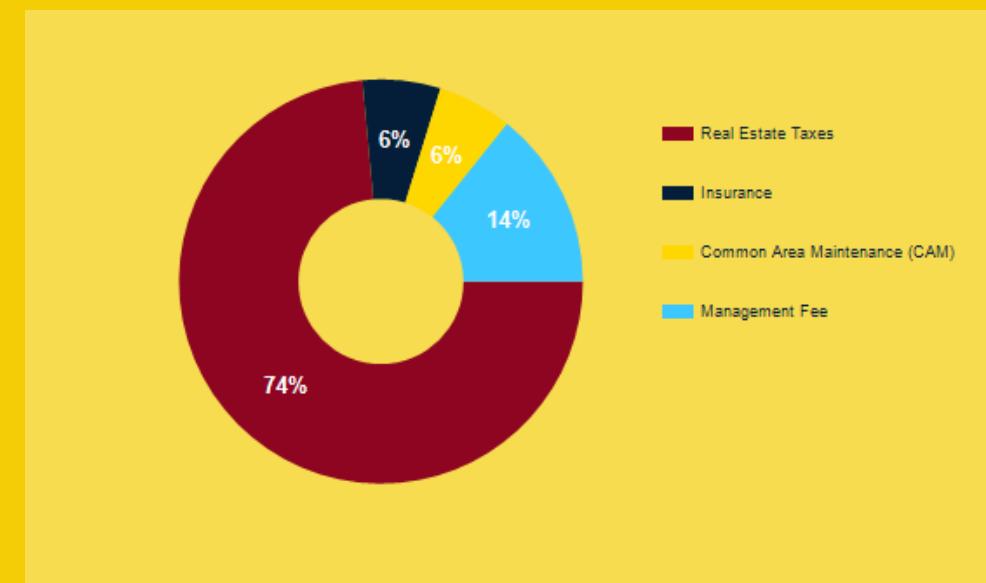
INCOME	STABILIZED	
Gross Potential Scheduled Rent (\$22/sq ft/yr NNN)	\$153,384	69.9%
CAM Reimbursement Revenue (3%)	\$4,600	2.1%
Insurance Reimbursement Revenue	\$4,800	2.2%
Real Estate Taxes Reimbursement Revenue	\$56,575	25.8%
Effective Gross Income	\$219,359	
Less Expenses	\$76,943	35.07%
Net Operating Income	\$142,416	
Annual Debt Service	\$62,799	
Cash flow	\$79,617	
Debt Coverage Ratio	2.27	



DISTRIBUTION OF EXPENSES

STABILIZED

EXPENSES	STABILIZED
Real Estate Taxes	\$56,575
Insurance	\$4,800
Common Area Maintenance (CAM)	\$4,600
Management Fee	\$10,968
Total Operating Expense	\$76,943
Annual Debt Service	\$62,799
Expense / SF	\$11.04
% of EGI	35.07%



Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

GLOBAL

Analysis Period	5 year(s)
Consumer Price Index	3.00%

INCOME - Growth Rates

Gross Potential Scheduled Rent (\$22/sq ft/yr NNN)	3.00%
CAM Reimbursement Revenue (3%)	3.00%
Insurance Reimbursement Revenue	3.00%
Real Estate Taxes Reimbursement Revenue	3.00%

Notes

- The analysis was assumed to begin on January 1, 2026
- Inflation was assumed to be 3% annually
- No vacancy loss was included in underwriting for stabilized asset

EXPENSES - Growth Rates

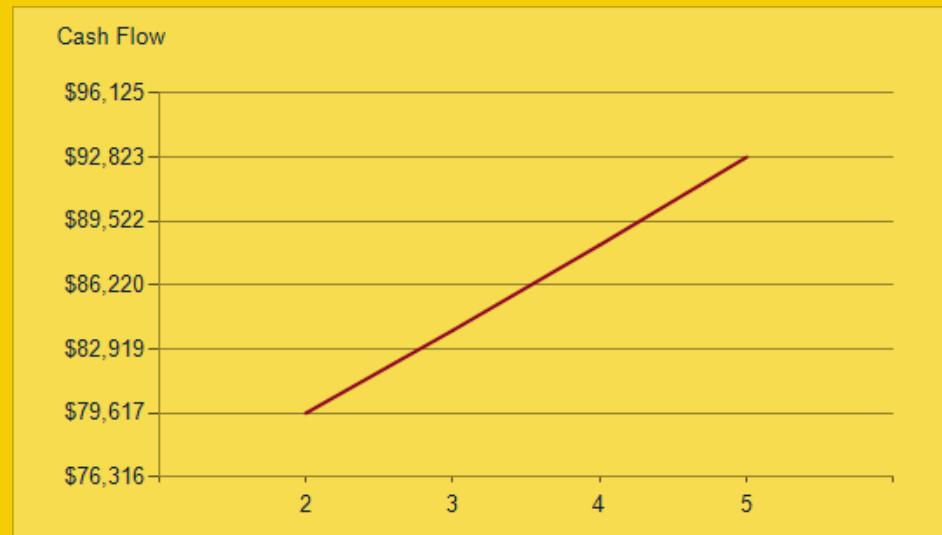
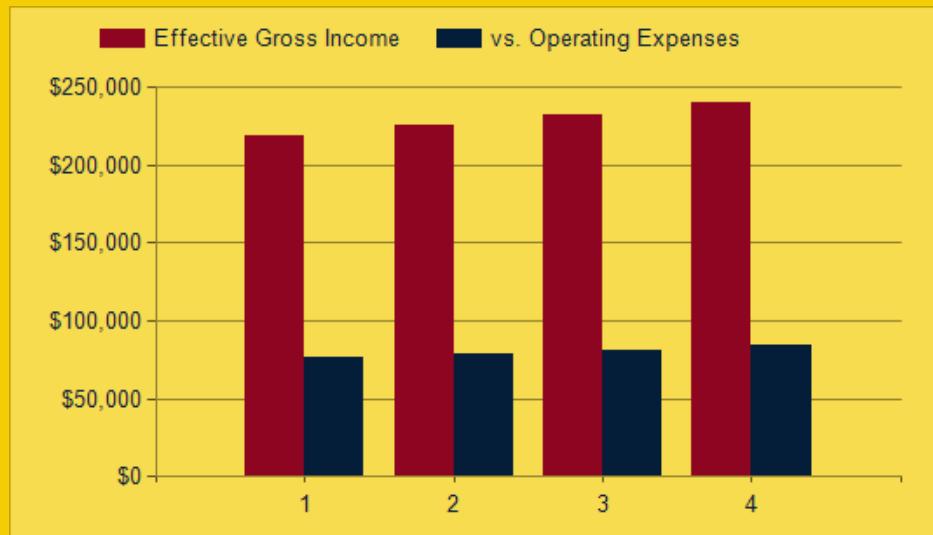
Real Estate Taxes	3.00%
Insurance	3.00%
Common Area Maintenance (CAM)	3.00%

PROPOSED FINANCING

Loan Type	Amortized
Down Payment	(\$675,000)
Loan Amount	\$675,000
Interest Rate	7.00%
Annual Debt Service	\$62,799
Amortization Period	20 Years

Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

Calendar Year	Stabilized	Year 3	Year 4	Year 5
Gross Revenue				
Gross Potential Scheduled Rent (\$22/sq ft/yr NNN)	\$153,384	\$157,986	\$162,725	\$167,607
CAM Reimbursement Revenue (3%)	\$4,600	\$4,738	\$4,880	\$5,027
Insurance Reimbursement Revenue	\$4,800	\$4,944	\$5,092	\$5,245
Real Estate Taxes Reimbursement Revenue	\$56,575	\$58,272	\$60,020	\$61,821
Effective Gross Income	\$219,359	\$225,940	\$232,718	\$239,700
Operating Expenses				
Real Estate Taxes	\$56,575	\$58,272	\$60,020	\$61,821
Insurance	\$4,800	\$4,944	\$5,092	\$5,245
Common Area Maintenance (CAM)	\$4,600	\$4,738	\$4,880	\$5,027
Management Fee	\$10,968	\$11,297	\$11,636	\$11,985
Total Operating Expense	\$76,943	\$79,251	\$81,629	\$84,078
Net Operating Income	\$142,416	\$146,689	\$151,089	\$155,622
Annual Debt Service	\$62,799	\$62,799	\$62,799	\$62,799
Cash Flow	\$79,617	\$83,889	\$88,290	\$92,823

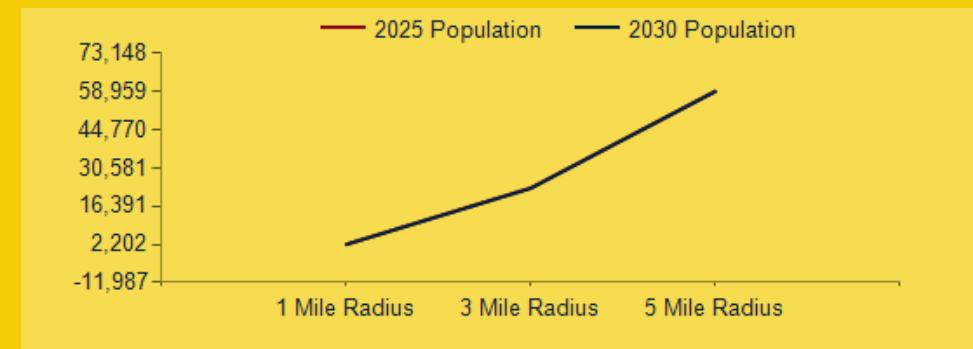


Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

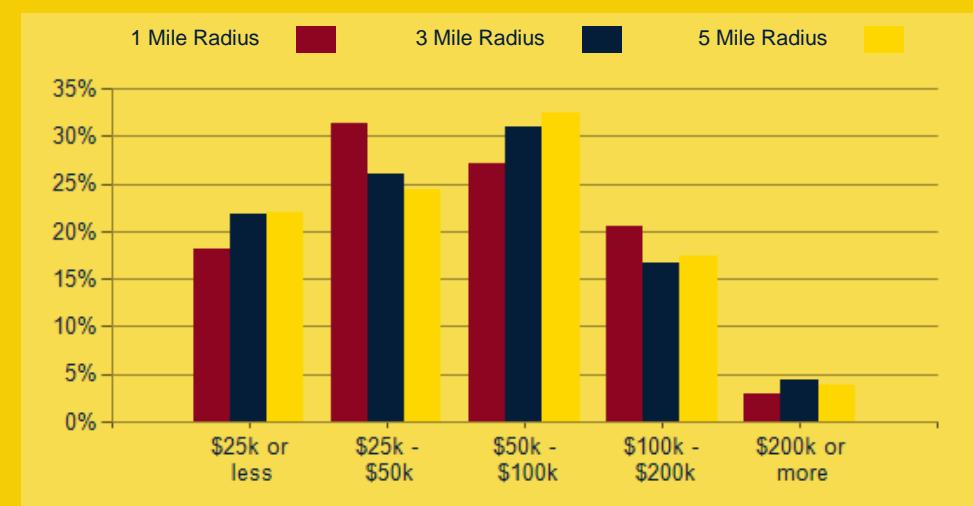
05 **Demographics**

General Demographics

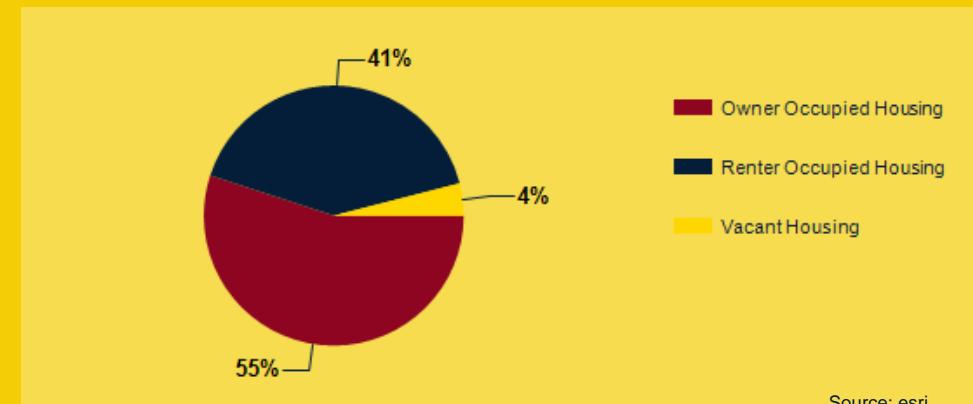
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,008	23,145	63,102
2010 Population	1,956	23,033	59,592
2025 Population	2,219	23,143	58,959
2030 Population	2,202	22,987	58,920
2025 African American	221	2,444	7,578
2025 American Indian	8	116	256
2025 Asian	61	180	421
2025 Hispanic	118	1,968	4,883
2025 Other Race	55	1,062	2,658
2025 White	1,753	17,774	43,928
2025 Multiracial	121	1,562	4,102
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	101	1,215	3,147
\$15,000-\$24,999	105	1,067	2,485
\$25,000-\$34,999	84	914	2,351
\$35,000-\$49,999	273	1,821	3,871
\$50,000-\$74,999	189	2,019	5,371
\$75,000-\$99,999	121	1,234	2,941
\$100,000-\$149,999	189	1,272	3,004
\$150,000-\$199,999	44	481	1,466
\$200,000 or greater	33	457	960
Median HH Income	\$51,351	\$52,661	\$54,437
Average HH Income	\$72,686	\$71,544	\$71,391



2025 Household Income



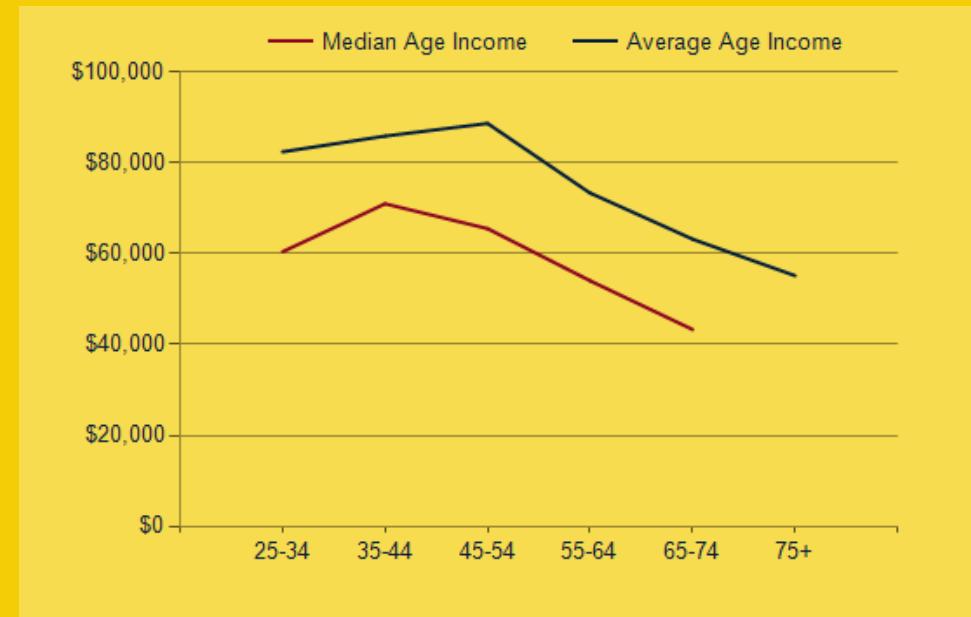
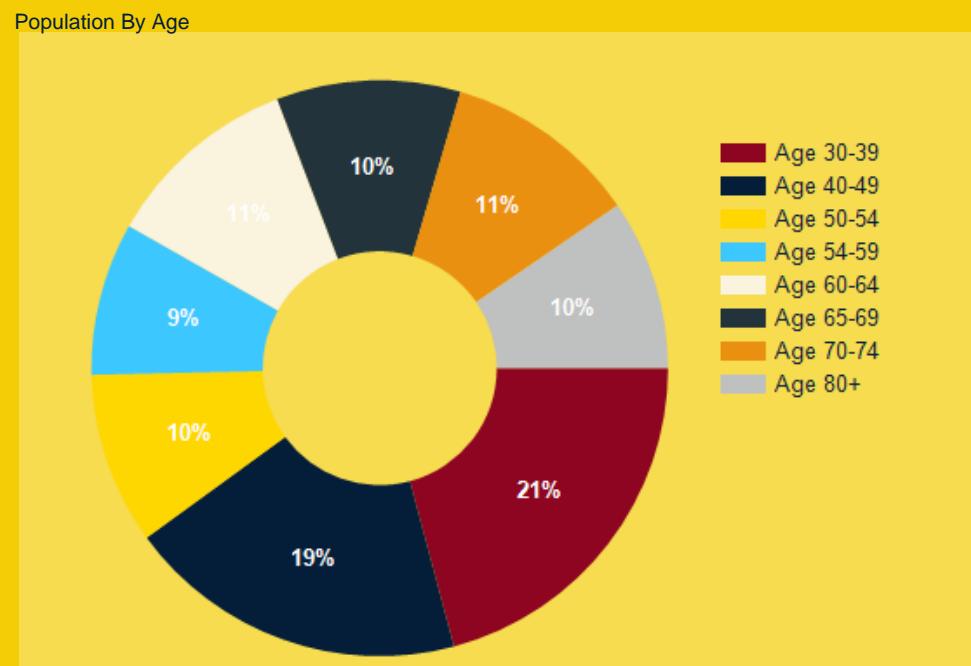
2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	150	1,526	3,830
2025 Population Age 35-39	129	1,424	3,599
2025 Population Age 40-44	125	1,397	3,547
2025 Population Age 45-49	131	1,321	3,406
2025 Population Age 50-54	129	1,432	3,624
2025 Population Age 55-59	115	1,404	3,568
2025 Population Age 60-64	147	1,538	3,915
2025 Population Age 65-69	138	1,376	3,591
2025 Population Age 70-74	146	1,351	3,203
2025 Population Age 75-79	128	1,104	2,576
2025 Population Age 80-84	79	654	1,552
2025 Population Age 85+	67	566	1,365
2025 Population Age 18+	1,779	18,258	46,809
2025 Median Age	44	42	41
2030 Median Age	45	43	42

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$60,449	\$59,072	\$58,790
Average Household Income 25-34	\$82,452	\$76,518	\$73,852
Median Household Income 35-44	\$71,014	\$65,782	\$64,361
Average Household Income 35-44	\$85,921	\$88,896	\$87,324
Median Household Income 45-54	\$65,529	\$65,813	\$65,277
Average Household Income 45-54	\$88,705	\$87,684	\$86,980
Median Household Income 55-64	\$54,054	\$53,125	\$54,505
Average Household Income 55-64	\$73,380	\$69,266	\$72,702
Median Household Income 65-74	\$43,320	\$43,160	\$44,142
Average Household Income 65-74	\$63,225	\$60,142	\$60,345
Average Household Income 75+	\$55,166	\$55,787	\$54,723



CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from F.C. Tucker/Prosperity and it should not be made available to any other person or entity without the written consent of F.C. Tucker/Prosperity.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to F.C. Tucker/Prosperity. This offering memorandum has been prepared to provide summary, unverified financial and physical 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. F.C. Tucker/Prosperity 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, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or 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 offering memorandum has been obtained from sources we believe reliable; however, F.C. Tucker/Prosperity has not verified, and will not verify, any of the information contained herein, nor has F.C. Tucker/Prosperity 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. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:



Tim Hall
F.C. Tucker/Prosperity
Managing Broker
(765) 508-4626
tim.hall@talktotucker.com
RB20000256



Brokerage License No.: BO92300019
www.talktotucker.com/prosperity