

URBAN AIR & CRUNCH BUILDING

14450 Mundy Dr, Noblesville, IN 46060

FOR SALE

Executive Summary



OFFERING SUMMARY

Price	\$11,000,000
Price / GSF	\$165.49
GSF	66,469 SF
Occupancy	100%
NOI	\$780,817.00
Cap Rate	7.10%
Anchor Tenants	Urban Air Adventure Park, Crunch Fitness Center
Parking Spaces / Ratio	323 / 4.86
Year Built	2003

PROPERTY OVERVIEW

Presenting a premier opportunity from BHHS IN REALTY COMMERCIAL DIVISION: a Class A 66,469 sq ft, fully leased multi-tenant property ideally situated in Noblesville, neighboring Carmel and Fishers. Recently remodeled to accommodate esteemed anchor tenants Urban Air Adventure Park and Crunch Fitness, both with long-term lease commitments. With a robust cap rate of 7.1%, this investment beckons savvy investors.

LOCATION OVERVIEW

Prime commercial property nestled at the bustling x-roads of Rt 37 & 146th, at the heart of Carmel, Fishers, and Noblesville in Hamilton County. Next to major establishments like new Costco, Corporate Campus, Community Health, CVS & banking facilities, it offers unparalleled exposure for businesses.

PROPERTY HIGHLIGHTS

- 100% occupied by 2 National Franchisees - Crunch Fitness and Urban Air Adventure Parks
- Crunch Fitness has 10 years on its Lease
- Urban Air has 5 years on its lease with options to renew every 5 years with a 10% escalation
- Huge Parking Lot with 323 spots
- Class A+ Modern Building

Exclusively Represented By:

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COMMERCIAL ADVISORS

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Location Map



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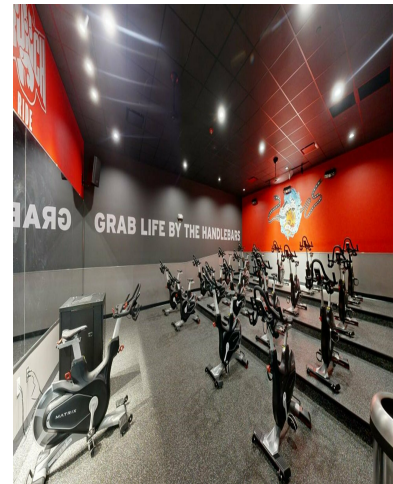
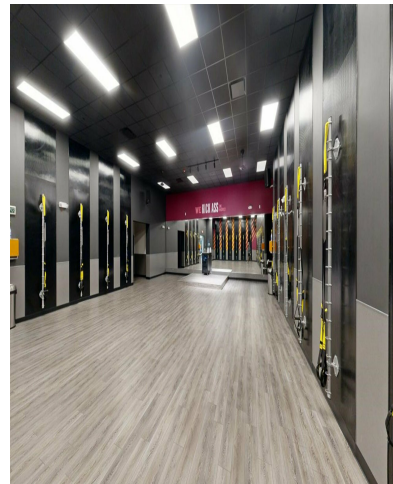
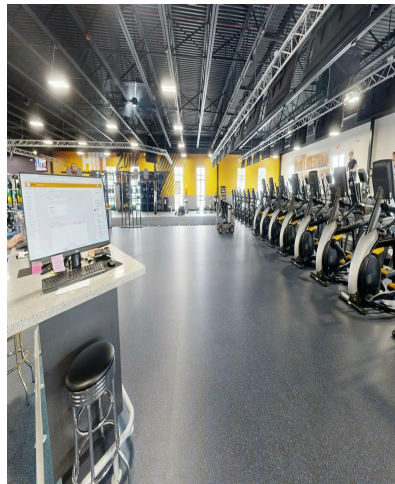
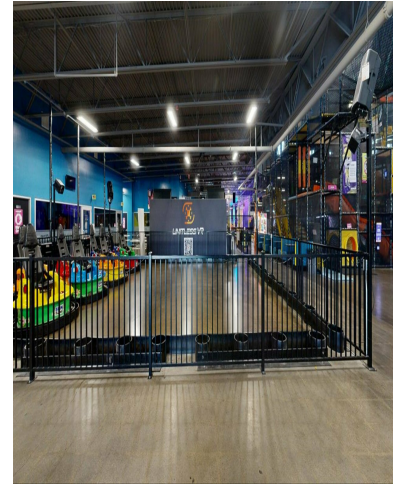
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Additional Photos



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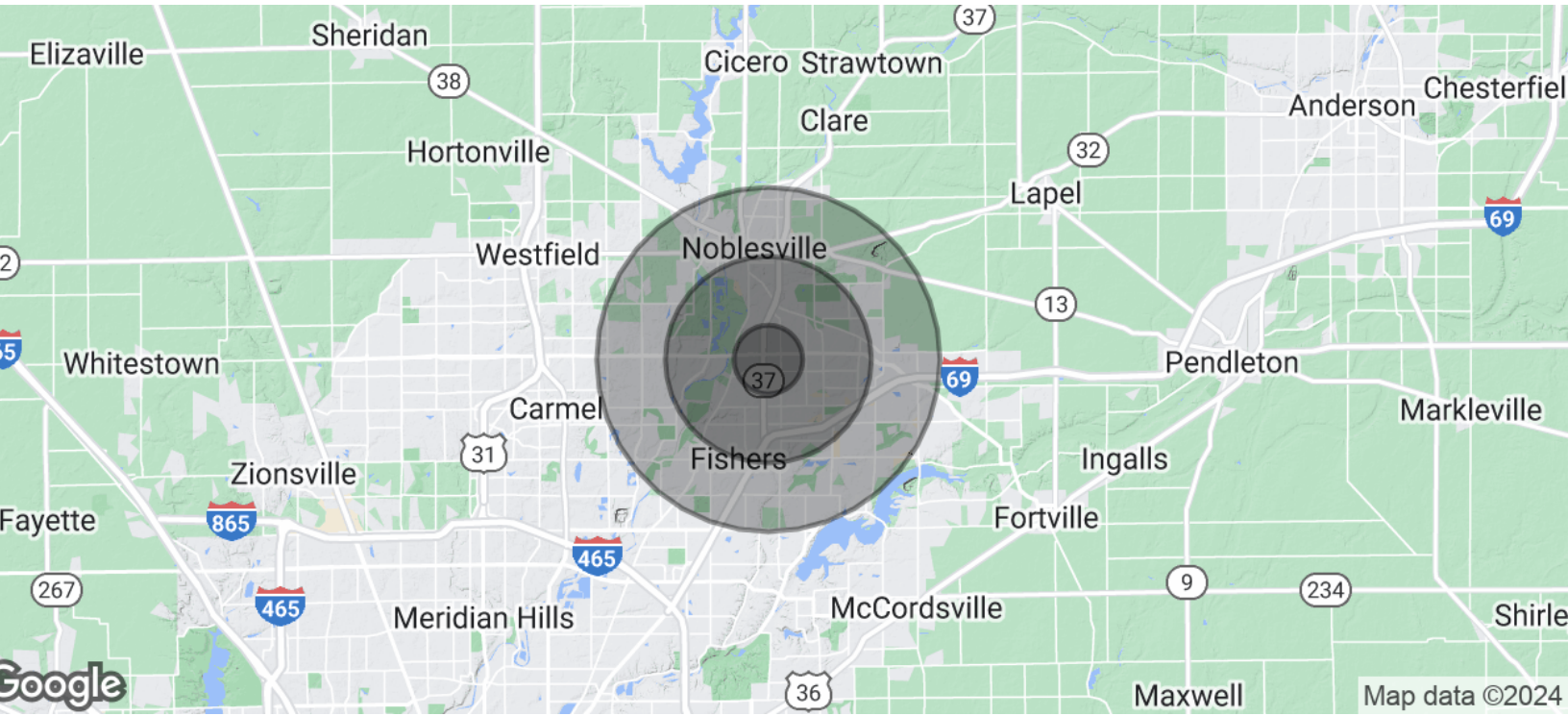
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Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,063	64,014	162,044
Average Age	37	36	38
Average Age (Male)	35	35	37
Average Age (Female)	38	38	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,165	23,864	59,832
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$124,870	\$130,701	\$146,824
Average House Value	\$333,374	\$370,794	\$410,024

Demographics data derived from AlphaMap

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