

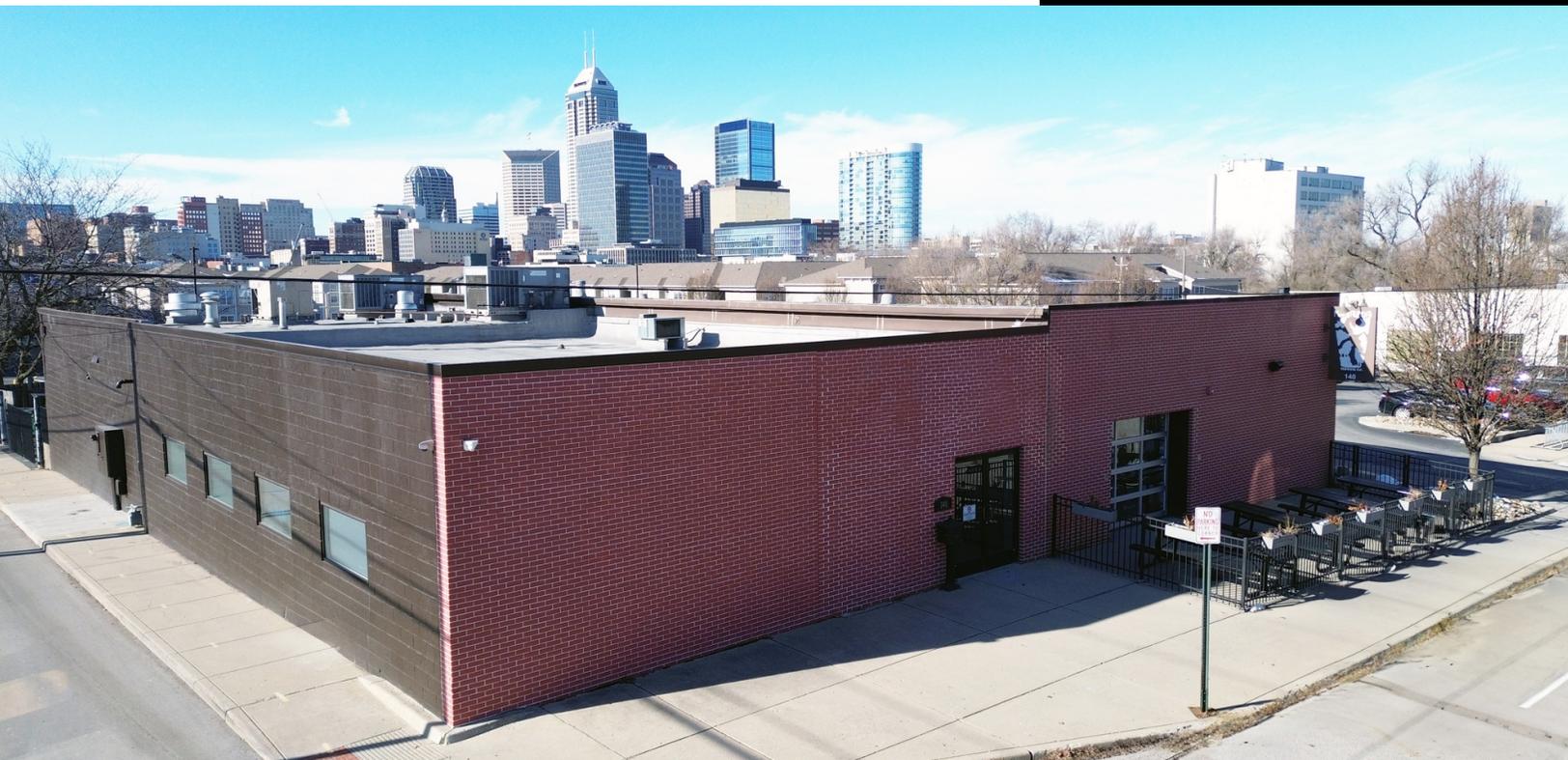
RETAIL PROPERTY FOR SALE & LEASE

# 140 S College Ave

Indianapolis, IN 46202

# COOMBES

REAL ESTATE



## PROPERTY DESCRIPTION

Excellent sale-leaseback investment opportunity. Well known brewery with great distribution and brand recognition. Fully guaranteed lease with ample term.

## PROPERTY HIGHLIGHTS

- Within Indiana Opportunity Zone
- Quick access to I-65/I-70 interstate
- High credit lease guarantor
- 50+ On-site parking spaces
- Loading dock and drive-in capabilities.
- Flexible as industrial, office, or retail.

## OFFERING SUMMARY

Sale Price:	\$2,850,000
Lease Rate:	\$25.00 SF/yr (NNN)
Available SF:	2,242 SF
Lot Size:	40,661 SF
Building Size:	8,713 SF
NOI:	\$217,825.00
Cap Rate:	7.64%

## DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	788	2,817	9,242
Total Population	1,518	5,303	16,884
Average HH Income	\$123,509	\$123,810	\$111,816

**Robert Coombes**

(765)-760-3189

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**Coombes Real Estate**

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612 N Park Avenue, Indianapolis, IN 46204

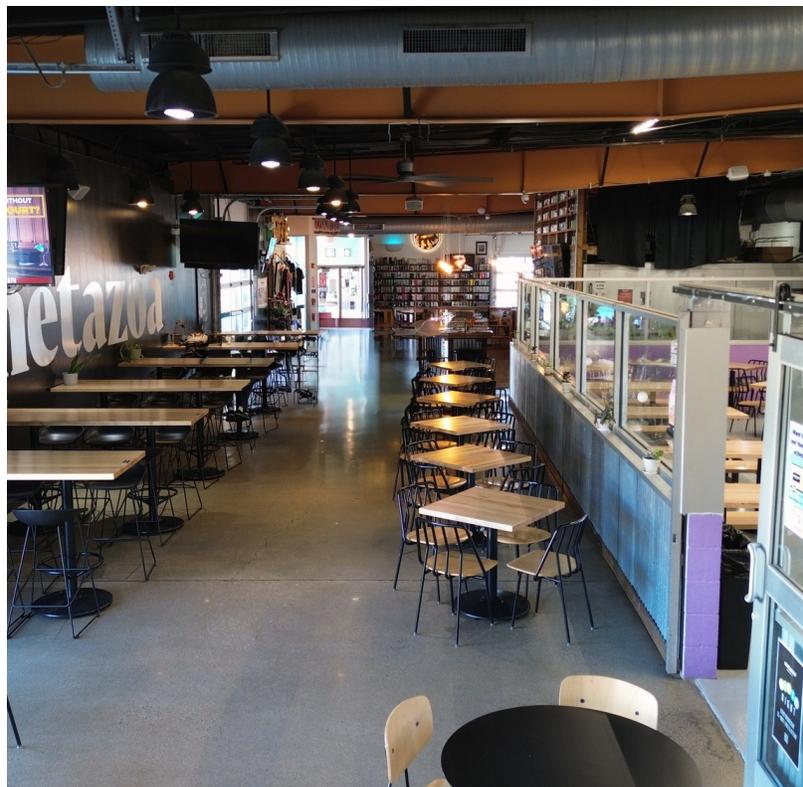
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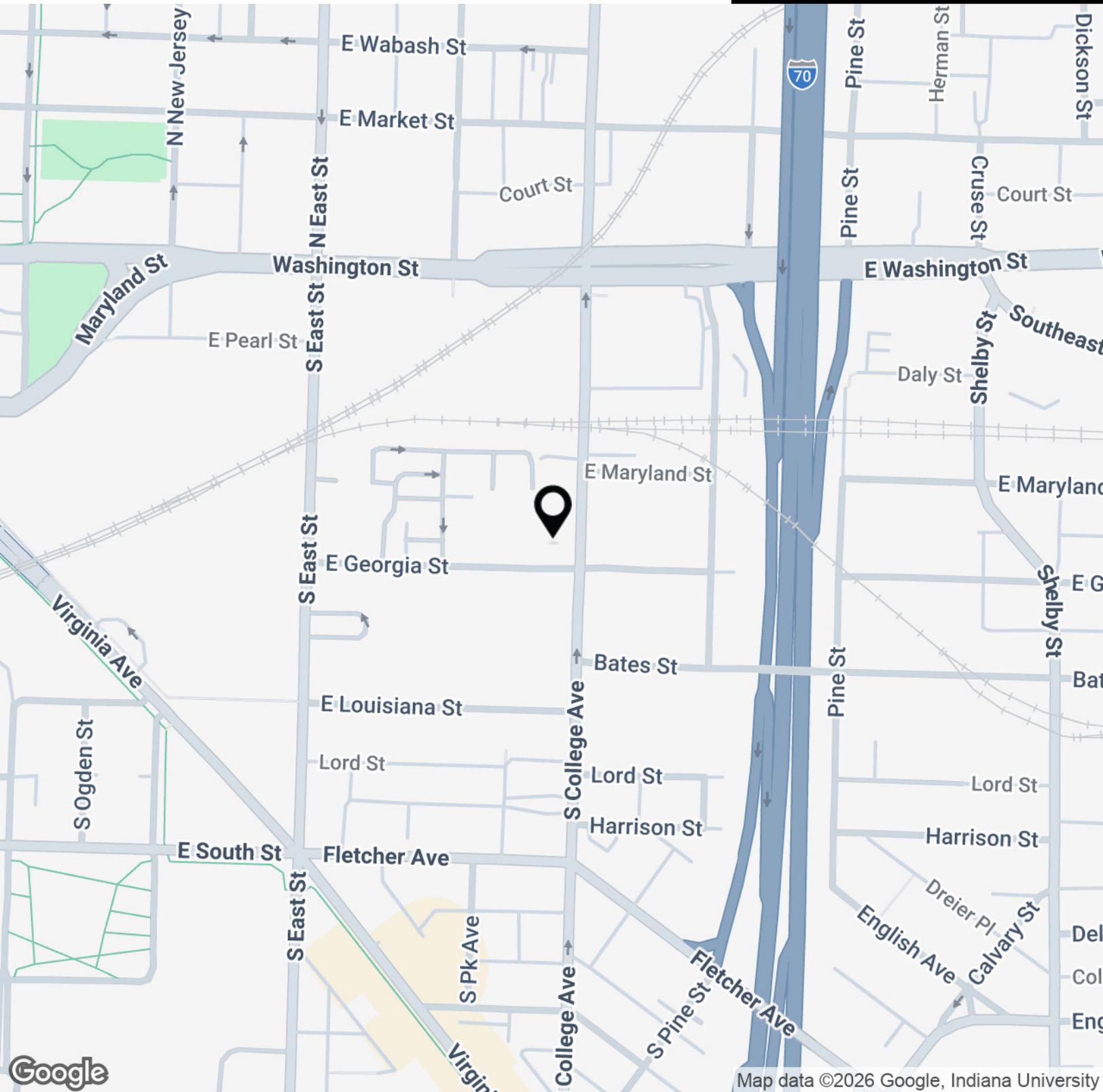
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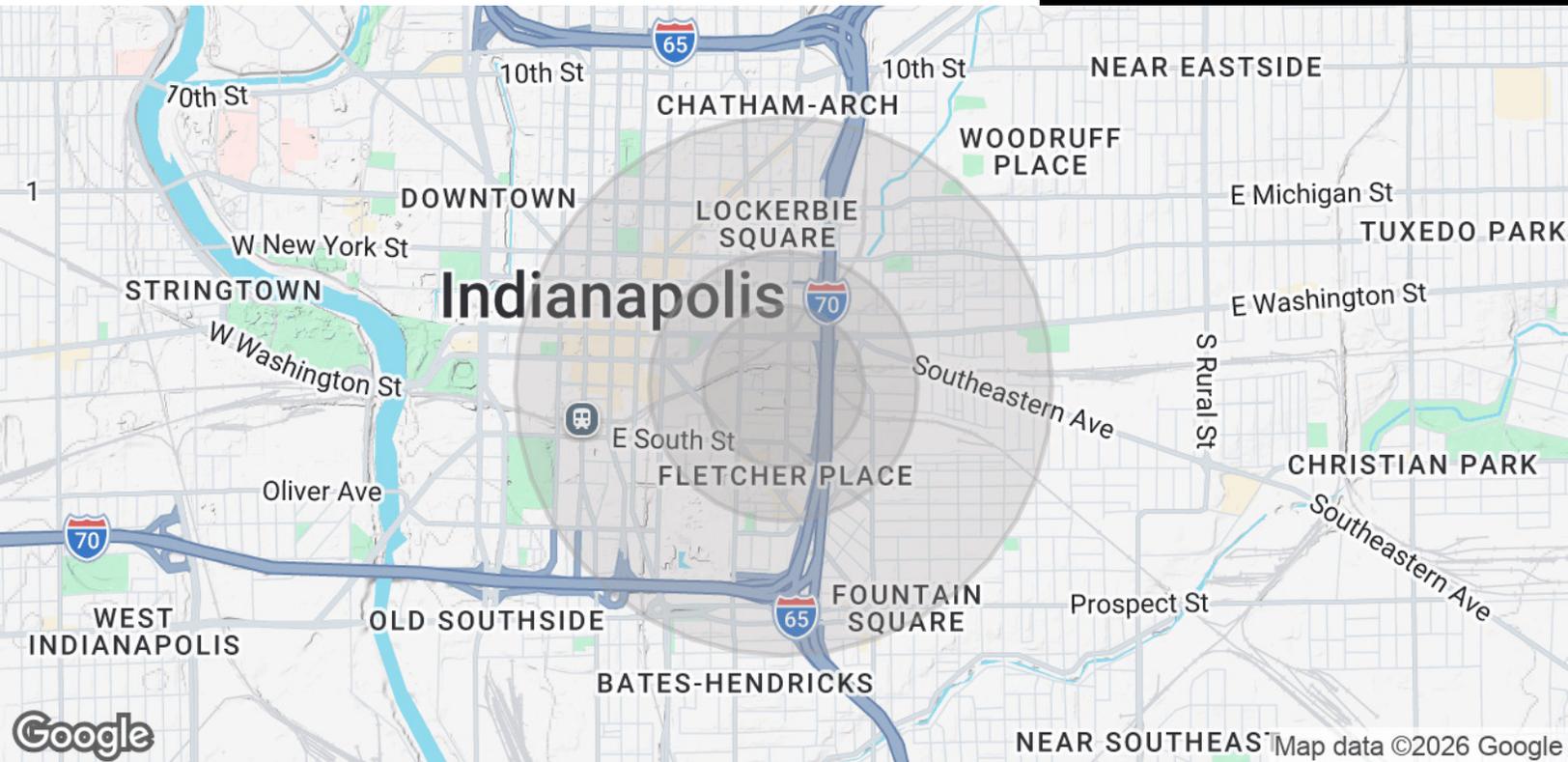
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,518	5,303	16,884
Average Age	36	37	37
Average Age (Male)	36	37	37
Average Age (Female)	35	36	36
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	788	2,817	9,242
# of Persons per HH	1.9	1.9	1.8
Average HH Income	\$123,509	\$123,810	\$111,816
Average House Value	\$473,256	\$468,861	\$481,504

Demographics data derived from AlphaMap

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