

SALE



CHILDCARE

9765 OLYMPIA DRIVE, FISHERS, INDIANA 46037



SINGLE-TENANT INVESTMENT OPPORTUNITY

PROPERTY HIGHLIGHTS

- Attractive, free-standing, single-tenant, childcare property in Fishers, Indiana, which is ranked among Top 10 best places to live in U.S.
- New ten (10) year NNN lease at closing
- Well-located in an affluent submarket and surrounded by strong demographics
- Proximity to retail amenities

SALE PRICE	\$2,289,135
Building Size:	10,752 SF
Lot Size:	1.55 AC
NOI:	\$177,408.00
Cap Rate:	7.75%



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PROPERTY OVERVIEW

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Address: 9765 Olympia Drive, Fishers, Indiana 46037

Property Type: Childcare facility

Building Size: 10,752 SF

Land Size: 1.55 AC

Year Built: 1994

Zoning: C-1

Construction: Foundation: slab
Structure: wood
Exterior: brick
Roof: pitched/asphalt shingles



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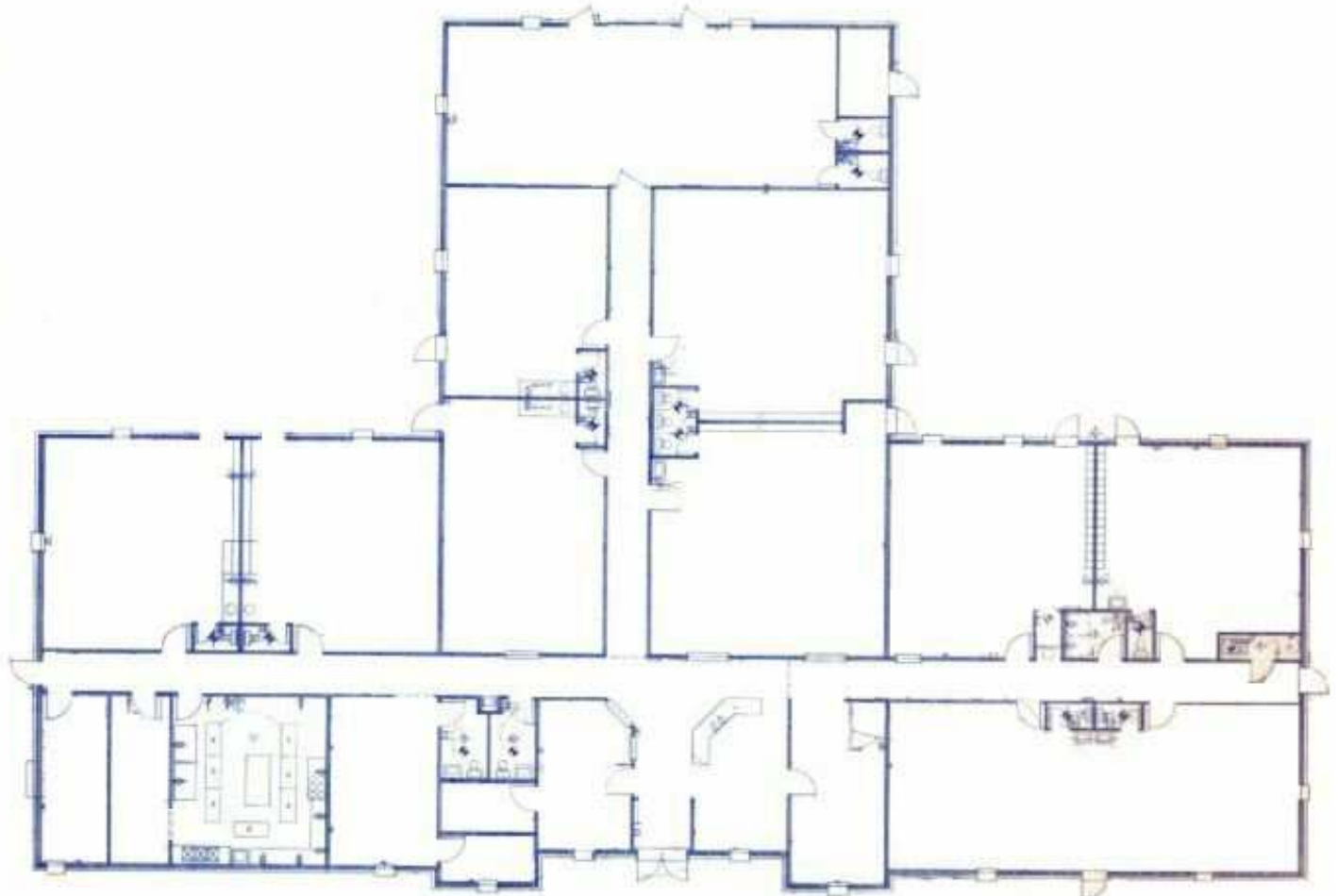
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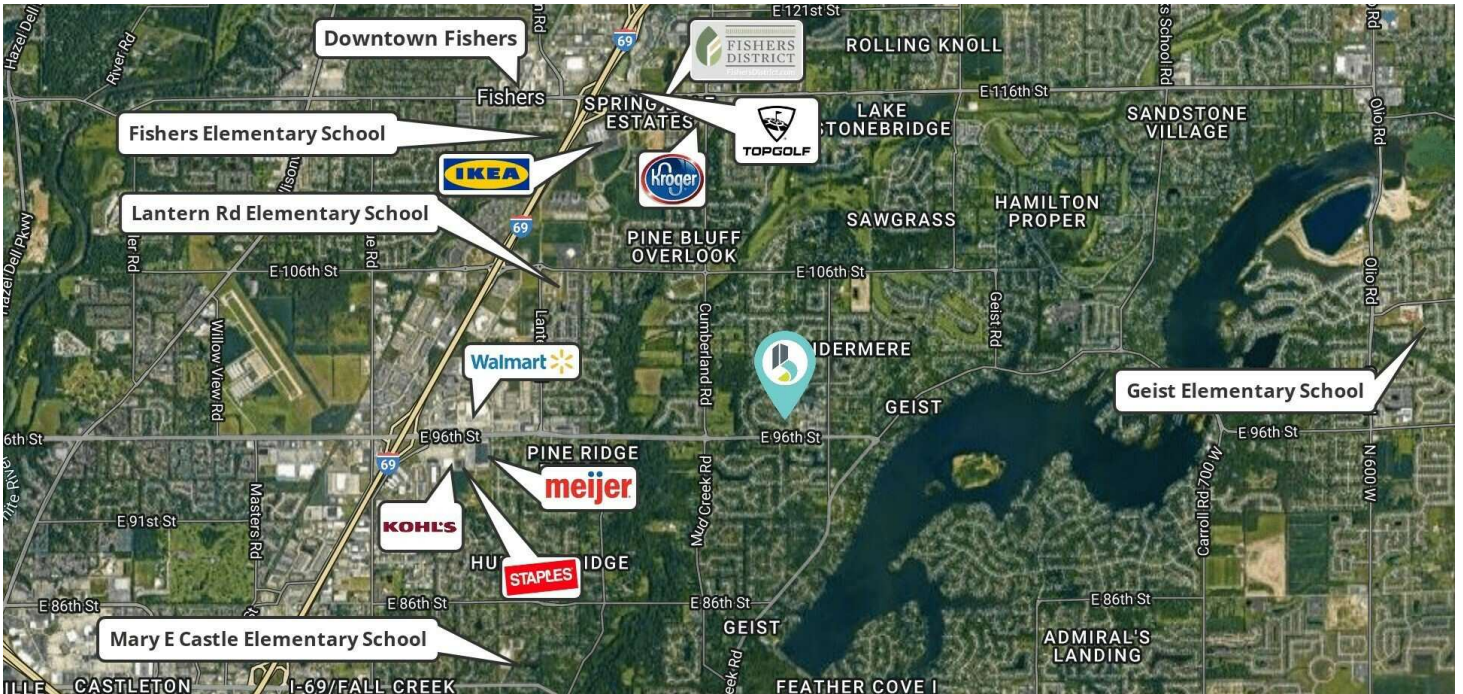
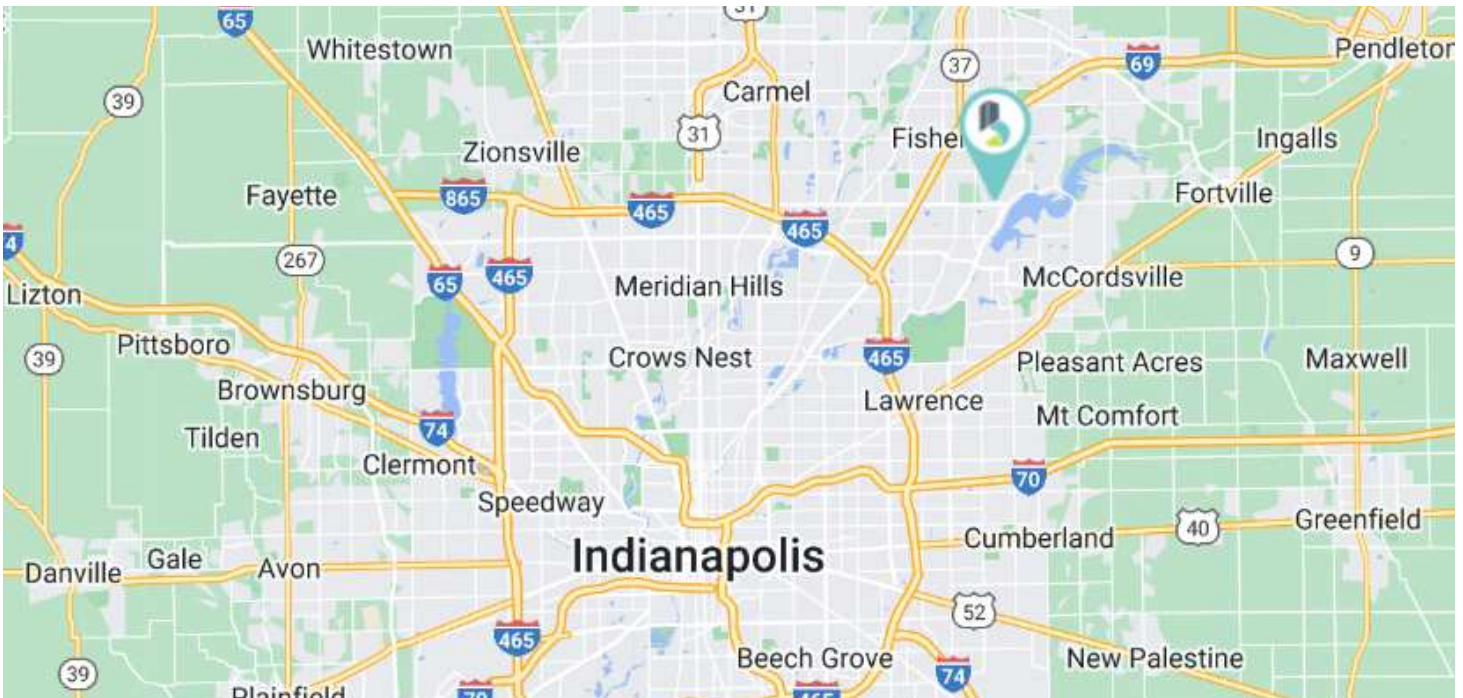
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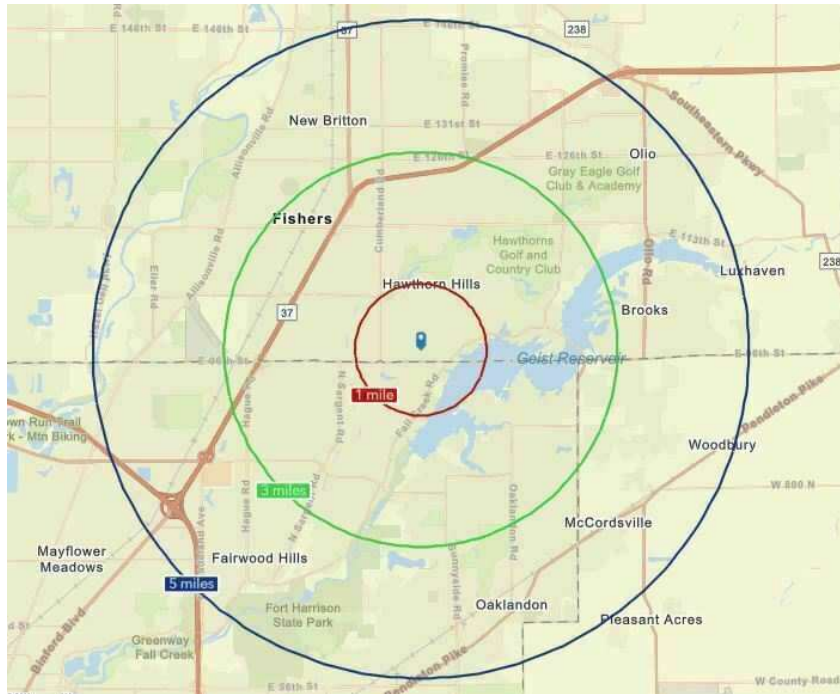
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	1 MILE	3 MILES	5 MILES
2024 Population	6,687	59,597	168,967
2024 Median Age	4.5	39.7	37.5
2024 Population Ages 0-4	359	3,387	10,132
2024 Population Ages 5-9	419	3,912	11,397
2024 Households	2,496	23,389	65,571
2024 Average Household Size	2.65	2.54	2.56
2024 Total Housing Units	2,590	24,336	68,523
2024 Owner Occupied Units	2,368	17,809	48,647
2024 Renter Occupied Units	128	5,580	16,924
2024 Median HH Income	\$157,246	\$121,802	\$111,027
202 Average HH Income	\$177,635	\$159,578	\$144,792

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TENANT OVERVIEW

Company:	Teddy Bear Learning Center, LLC
Founded:	1994
Locations:	1
Total Student Capacity:	147
Website:	https://teddybearlc.com/

TENANT INFORMATION

Teddy Bear Learning Center, LLC has been successfully serving Fishers/Geist families since 1994 when the facility was first built. The first owners of the learning center operated for twenty years before selling the business and the property to the current owners in late 2014. The learning center serves children from birth up until the time they are ready for kindergarten. Services include childcare, motor skills development, and pre-K education per the guidelines outlined in the Indiana Early Learning Foundations curriculum provided by the Indiana Department of Education. The learning center also provides after-school care for children of grade-school age.

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Fishers is one of the fastest growing communities in America. With a population of 100,000, compared to 38,000 in 2000, growth is forecasted to continue at 2% annually for the next 10 years. The town has affordable homes, good healthcare, and a diverse business sector. A growing economy, urban amenities, and a wealth of recreational opportunities, including 14 parks and 85 miles of trails and greenways, are just a few of the reasons Fishers has seen a steady stream of relocating families. And, although Fishers is a mere 20 miles from downtown Indianapolis, Fishers boasts its own bevy of urban amenities.

- #1 Place to Live in America - Money Magazine
- #3 Safest Places in America - Movoto Real Estate
- #1 Fastest Growing Communities - Kelley School of Business
- Outstanding Plan of the Year for the Community Art Master Plan- American Planning Association Indiana Chapter
- Named a "Playful City USA" Community - KaBOOM!
- Top 25 Suburbs for Retirement - Forbes
- #11 Best Place to Move - Forbes
- One of the 10 Best Towns for Families - Family Circle

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