

COMMERCIAL THEATER FOR SALE OR FOR LEASE

**870 MALLORY PARKWAY**

870 MALLORY PARKWAY, FRANKLIN, IN 46131



COMMERCIAL THEATER FOR SALE OR LEASE

**KW INDY METRO NORTHEAST**

8555 N River Road, Ste 200  
Indianapolis, IN 46240



Each Office Independently Owned and Operated

*PRESENTED BY:*

**SHARON THOMPSON**

Executive Director

O: (317) 564-7160

C: (317) 607-0884

sharonthompson@kw.com

RB#14044406, Indiana

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# EXECUTIVE SUMMARY

870 MALLORY PARKWAY



## OFFERING SUMMARY

<b>PRICE:</b>	FOR SALE: \$4,500,000 FOR LEASE: \$25,000 NNN per month
<b>BUILDING SF:</b>	26,737
<b>LOT SIZE:</b>	9.28 AC
<b>YEAR BUILT:</b>	1999
<b>ZONING:</b>	MXC Mixed Use Commercial

## PROPERTY OVERVIEW

Former Canary Creek Cinemas is available for sale or lease. This neighborhood movie theater complex was originally built in 1999 operating successfully for over 24 years. The complex features 7 Indoor Movie Screens plus 2 Outdoor Drive-In Screens. The building is 26,737 sf and with a bright welcoming reception area. The property sits on 9.28 acres of paved and lighted parking lots. The retail location is immediately behind the local Kroger grocery and the Kohl shopping centers. There are 2 local schools plus Franklin College nearby. Conveniently located just off US 31 South. Excellent opportunity for continuing local entertainment, retail, trade school or business uses as well as for a new transformation such as for a daycare or church with a growing campus.

## PROPERTY HIGHLIGHTS

- Former Canary Creek Cinema
- 26,737 SF
- 9.28 AC Site with Paved Parking
- Excellent Retail Location Near Krogers, Kohls, Walmart and Schools

### KW INDY METRO NORTHEAST

8555 N River Road, Ste 200  
Indianapolis, IN 46240



Each Office Independently Owned and Operated

### SHARON THOMPSON

Executive Director  
O: (317) 564-7160  
C: (317) 607-0884  
sharonthompson@kw.com  
RB#14044406, Indiana

# PROPERTY PHOTOS

870 MALLORY PARKWAY



## KW INDY METRO NORTHEAST

8555 N River Road, Ste 200  
Indianapolis, IN 46240



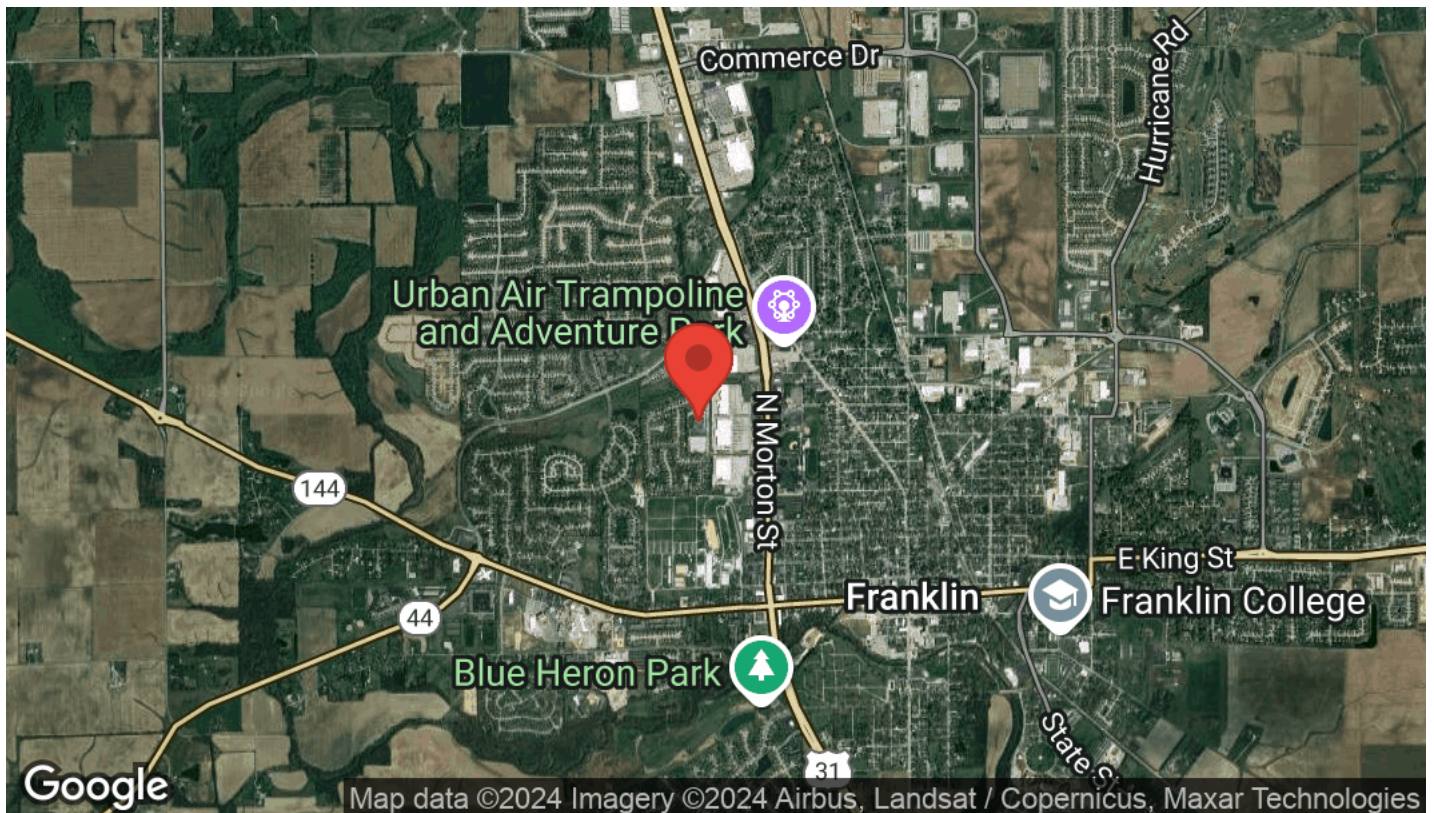
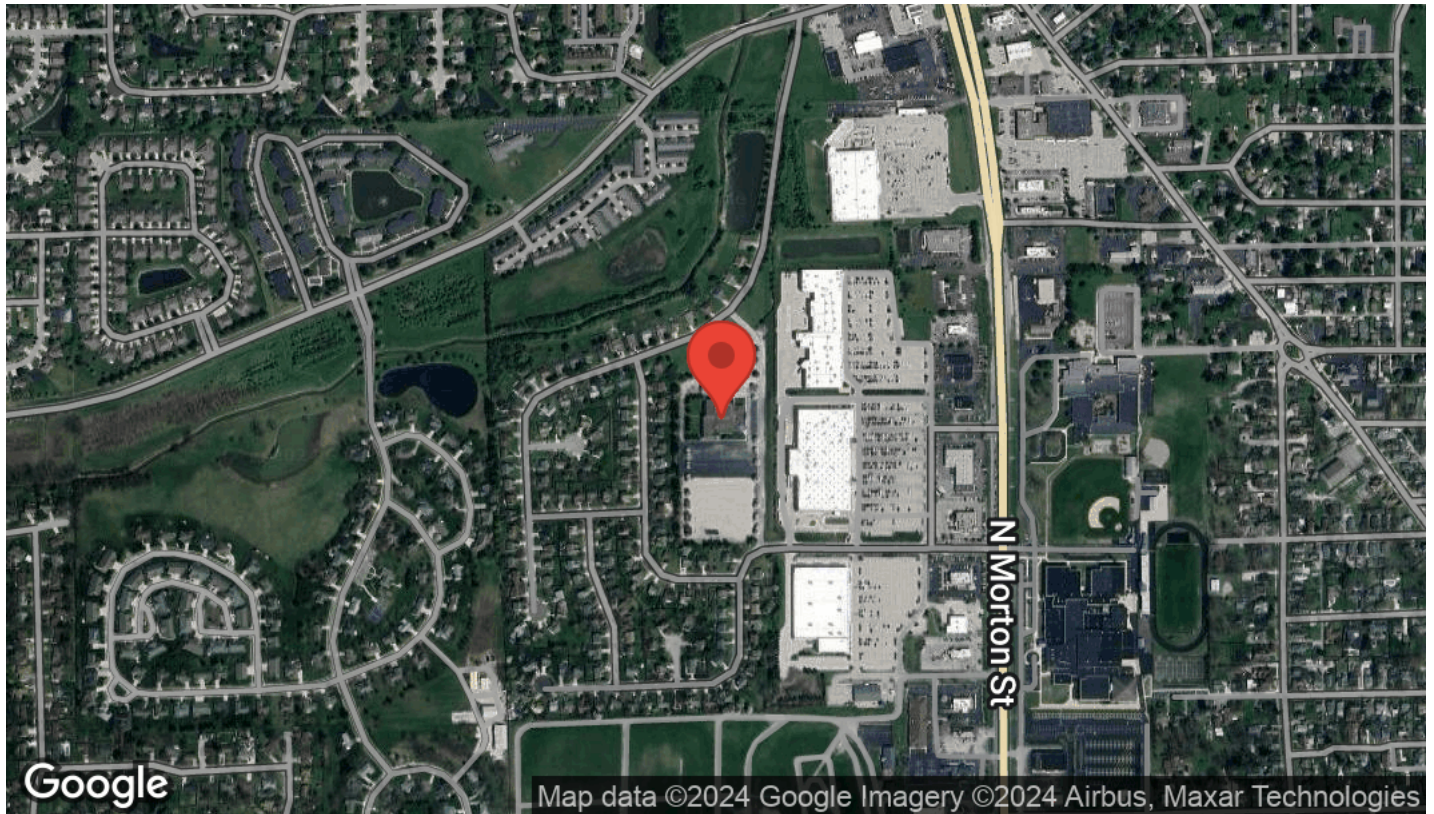
Each Office Independently Owned and Operated

## SHARON THOMPSON

Executive Director  
O: (317) 564-7160  
C: (317) 607-0884  
sharonthompson@kw.com  
RB#14044406, Indiana

# LOCATION MAPS

870 MALLORY PARKWAY



**KW INDY METRO NORTHEAST**  
8555 N River Road, Ste 200  
Indianapolis, IN 46240

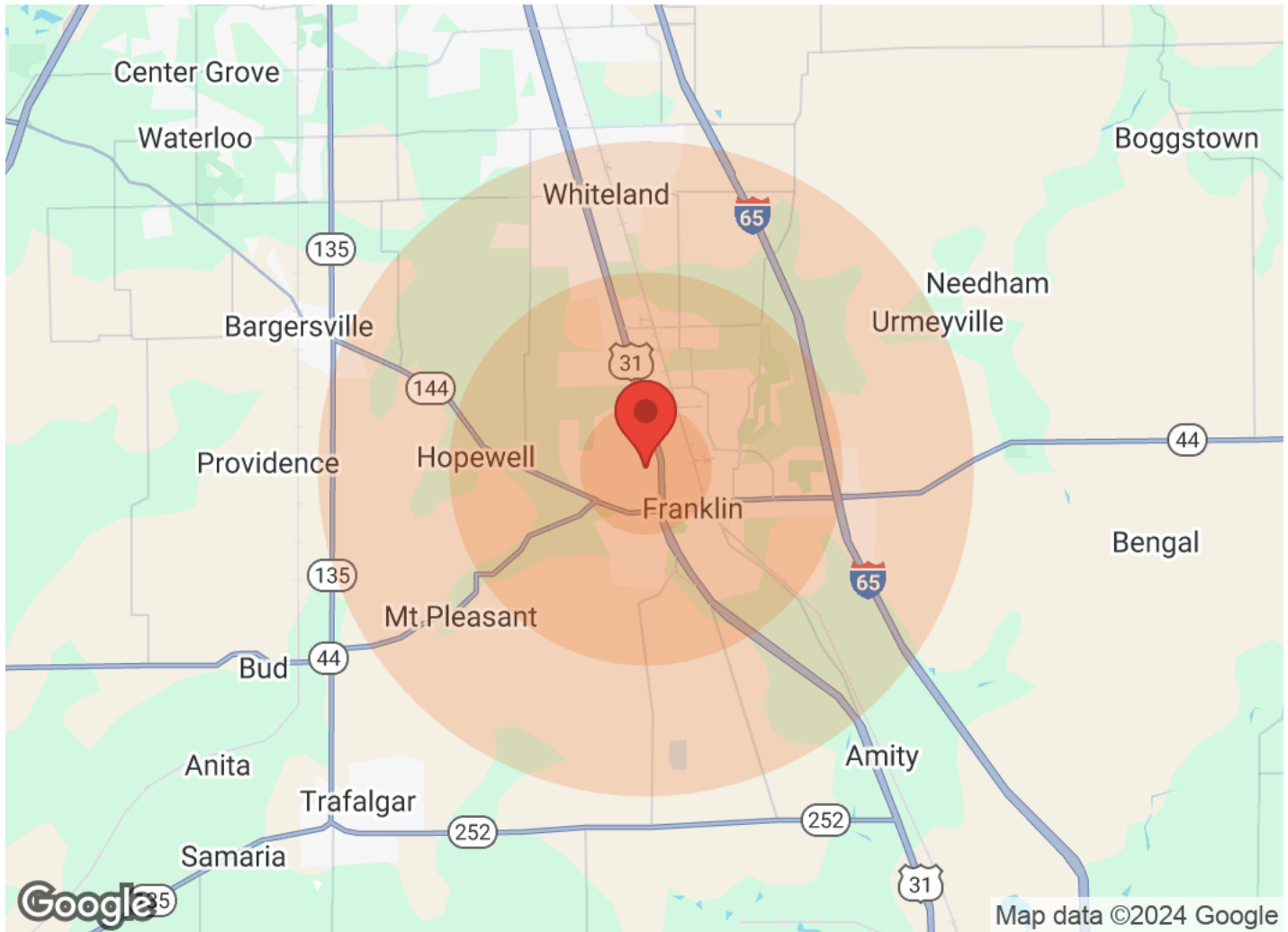


Each Office Independently Owned and Operated

**SHARON THOMPSON**  
Executive Director  
O: (317) 564-7160  
C: (317) 607-0884  
sharonthompson@kw.com  
RB#14044406, Indiana

# DEMOGRAPHICS

870 MALLORY PARKWAY



Population	1 Mile	3 Miles	5 Miles
Male	2,921	11,596	18,922
Female	3,345	12,675	19,660
Total Population	6,266	24,271	38,582

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,206	5,031	8,070
Ages 15-24	813	3,280	5,461
Ages 25-54	2,412	9,475	15,002
Ages 55-64	683	2,621	4,308
Ages 65+	1,152	3,864	5,741

Race	1 Mile	3 Miles	5 Miles
White	6,174	23,550	37,669
Black	18	191	206
Am In/AK Nat	N/A	1	3
Hawaiian	N/A	N/A	N/A
Hispanic	81	426	579
Multi-Racial	142	906	1,198

Income	1 Mile	3 Miles	5 Miles
Median	\$37,784	\$45,032	\$50,180
< \$15,000	314	1,093	1,409
\$15,000-\$24,999	305	1,075	1,300
\$25,000-\$34,999	325	963	1,349
\$35,000-\$49,999	477	1,569	2,424
\$50,000-\$74,999	448	1,779	3,219
\$75,000-\$99,999	373	1,216	2,161
\$100,000-\$149,999	174	1,076	1,803
\$150,000-\$199,999	58	151	344
> \$200,000	29	172	172

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,139	10,510	16,013
Occupied	2,796	9,506	14,606
Owner Occupied	1,615	6,106	10,441
Renter Occupied	1,181	3,400	4,165
Vacant	343	1,004	1,407

## KW INDY METRO NORTHEAST

8555 N River Road, Ste 200  
Indianapolis, IN 46240



Each Office Independently Owned and Operated

## SHARON THOMPSON

Executive Director  
O: (317) 564-7160  
C: (317) 607-0884  
sharonthompson@kw.com  
RB#14044406, Indiana