

**NNN GROUND LEASE**  
Assumable Loan

**Outparcel to Trader's  
Point Shopping Center**  
\$128k HH Incomes



Representative Photo

**CLICK FOR  
MORE INFORMATION**

**OFFERING MEMORANDUM**



**FIRST STREET**  
BROKERAGE  
SONOMA | CA

# HUNTINGTON BANK

5640 W. 86th, Indianapolis, IN



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# PROPERTY HIGHLIGHTS

The property is an outparcel to Trader's Point Shopping Center, a 257,000 square foot center featuring Dick's Sporting Goods, Old Navy, Michael's, Starbucks, PETSMART, and AMC Theaters. Highlights include:

- Only \$93,170 annual rent
- Low Price Point – under \$2 million
- Average Household Income of \$128k within 2 miles
- Indianapolis MSA population nearly one million
- Huntington Bancshares (parent) has \$179 billion in assets
- Traffic Count: 86th St = 19,337 VPD  
Zionsville Rd = 31,115 VPD  
I-465 = 37,770 VPD

## PROPERTY OVERVIEW

<b>PROPERTY NAME</b>	Huntington Bank
<b>ADDRESS</b>	5640 W. 86th, Indianapolis, IN
<b>BUILDING S.F.</b>	2,500 Square Feet
<b>LOT SIZE</b>	.808 Acres
<b># OF PARKING SPACES</b>	19

## FINANCIAL OVERVIEW

<b>PRICE</b>	\$1,553,000
<b>CAP RATE</b>	6%
<b>NET OPERATING INCOME</b>	\$93,170
<b>RENT INCREASES</b>	10% Each Five Years

## LEASE OVERVIEW

<b>TENANT</b>	The Huntington National Bank
<b>TENANT RENEWAL OPTIONS</b>	Four 5-Year
<b>RENT INCREASES</b>	Rent Increases 10% Each 5 Years
<b>LEASE TYPE</b>	Ground Lease (NNN)
<b>PRIMARY TERM EXPIRATION</b>	10/31/2025

### ASSUMABLE LOAN

There is an assumable loan with a current balance of \$696,310 at 5.5% annual interest, debt service of approximately \$4,790 per month. Property can be delivered with or without loan.

# NORTH FACING AERIAL VIEW

(37,770 VPD)



**PATĀRA**  
Fine Jewelers

**DICK'S**  
SPORTING GOODS

**OLD NAVY**

**Ted's**  
MONTANA GRILL

**COLD STONE**  
CREAMERY

**PET SMART**

**Michaels**

**SUBJECT PROPERTY**

**Huntington**

**chili's**

**FIFTH THIRD BANK**

**LUCANAS**  
Mexican Restaurant & Cantina

**LONGHORN**  
STEAKHOUSE

**STARBUCKS**  
COFFEE

**Wendy's**

**Panera**  
BREAD™

W. 86TH ST (19,337 VPD)

ZIONSVILLE RD (31,115 VPD)

**Fairfield**  
BY MARRIOTT

**TACO BELL**

**Arby's**

**extended**  
STAY  
AMERICA®

**PHILADELPHIA**  
Steak & Fries

**BIG O TIRES**  
AND SERVICE CENTERS

**BEST VALUE**  
MATTRESS  
WAREHOUSE



# Huntington

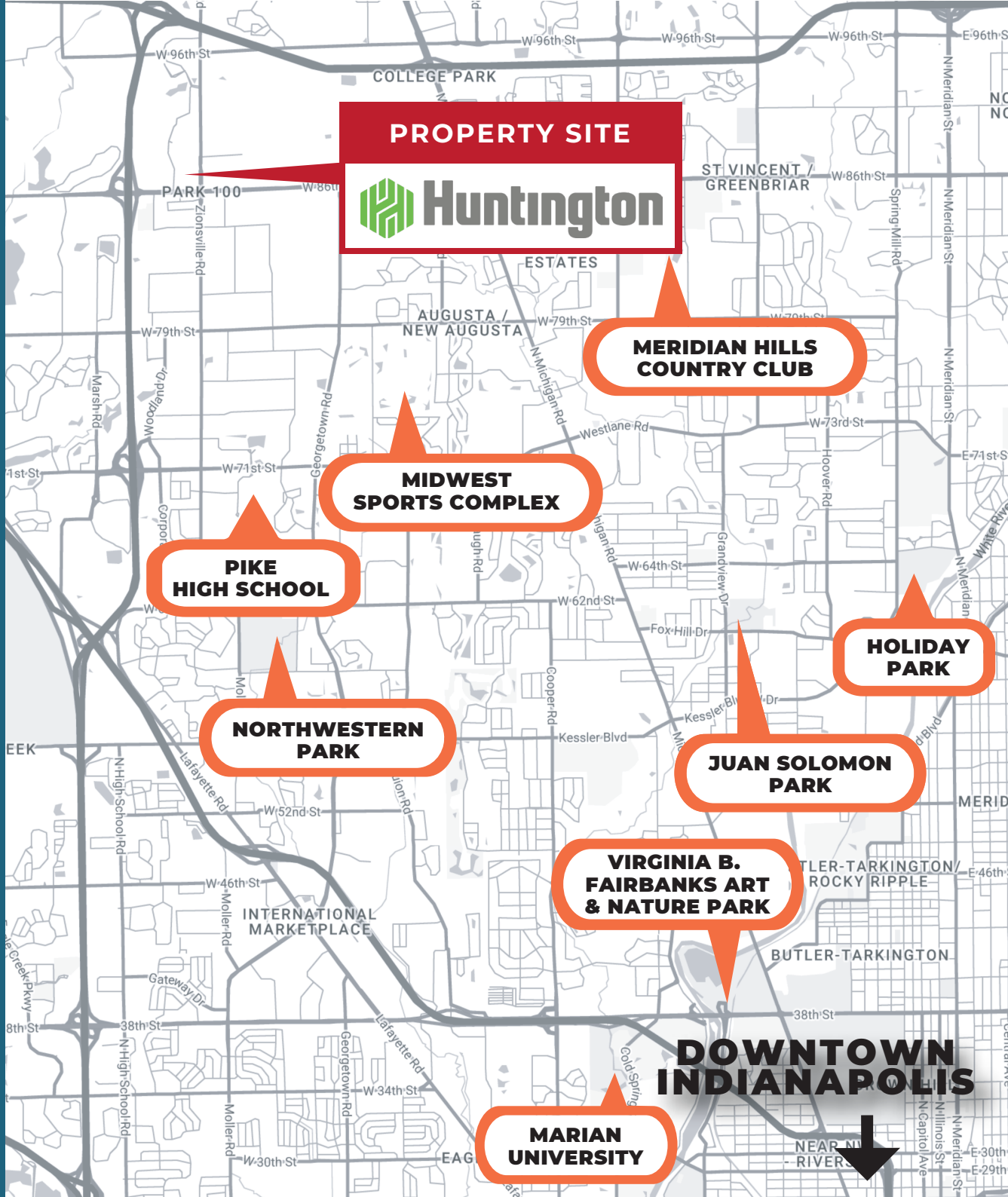
Huntington Bancshares Incorporated is a \$179 billion asset regional bank holding company headquartered in Columbus, Ohio. Founded in 1866, The Huntington National Bank and its affiliates provide consumers, small and middle-market businesses, corporations, municipalities, and other organizations with a comprehensive suite of banking, payments, wealth management, and risk management products and services.

Huntington is primarily operating across an eleven-state banking franchise of Ohio, Colorado, Florida, Illinois, Indiana, Kentucky, Michigan, Minnesota, Pennsylvania, West Virginia, and Wisconsin. Their “Welcome” philosophy centers around deep relationship-building capabilities to best meet each customer’s specific needs. Huntington serve their customers through a banking network of over 1,000 full-service branches, including 11 Private Client Group offices, and over 1,600 ATM locations.

Through automotive dealership relationships within our primary franchise area and select other states, Huntington also provides commercial banking services to the automotive dealers and retail automobile financing for dealer customers.



# GENERAL AREA OVERVIEW



# INDIANAPOLIS, IN

Indianapolis, colloquially known as Indy, is the state capital and most-populous city of the U.S. state of Indiana and the seat of Marion County. According to the United States Census Bureau, the consolidated population of Indianapolis and Marion County in 2020 was 977,203. The "balance" population, which excludes semi-autonomous municipalities in Marion County, was 887,642. It is the 15th most populous city in the U.S., the third-most populous city in the Midwest, after Chicago and Columbus, Ohio, and the fourth-most populous state capital after Phoenix, Arizona; Austin, Texas; and Columbus. The Indianapolis metropolitan area is the 33rd most populous metropolitan statistical area in the U.S., with 2,111,040 residents. Its combined statistical area ranks 28th, with a population of 2,431,361. Indianapolis covers 368 square miles (950 km<sup>2</sup>), making it the 18th largest city by land area in the U.S.

The name Indianapolis is derived from the state's name, Indiana (meaning "Land of the Indians", or simply "Indian Land", and polis, the Greek word for "city." Jeremiah Sullivan, justice of the Indiana Supreme Court, is credited with coining the name. Other names considered were Concord, Suwarrow, and Tecumseh.

# PROPERTY PHOTOS






# INDIANAPOLIS ECONOMICS

Indianapolis anchors the 29th largest economic region in the U.S., based primarily on the industries of trade, transportation, and utilities; professional and business services; education and health services; government; leisure and hospitality; and manufacturing. The city has notable niche markets in amateur sports and auto racing. The city is home to three Fortune 500 companies, two major league sports clubs (Colts and Pacers), five university campuses, and several museums, including the world's largest children's museum. However, the city is perhaps best known for annually hosting the world's largest single-day sporting event, the Indianapolis 500. Among the city's historic sites and districts, Indianapolis is home to the largest collection of monuments dedicated to veterans and war casualties in the U.S. outside of Washington, D.C.

According to the U.S. Bureau of Labor Statistics, the largest industries by employment in the Indianapolis metropolitan area are trade, transportation, and utilities; professional and business services; education and health services; government; leisure and hospitality; and manufacturing, respectively. The region's unemployment rate was 1.2 percent in December 2021. The city's major exports include pharmaceuticals, motor vehicle parts, medical equipment and supplies, engine and power equipment, and aircraft products and parts.

## 5640 W. 86TH | INDIANAPOLIS, IN

	<u>2 MILE</u>	<u>5 MILE</u>	<u>15 MILE</u>	<b>TOP 10 EMPLOYERS IN INDIANAPOLIS, IN</b>	<b>TOTAL # OF EMPLOYERS</b>
 2022 POPULATION	7,807	130,933	1,041,222	ANTHEMS	63,900
				ELI LILLY AND COMPANY	40,655
				INDIANA UNIVERSITY HEALTH	36,000
				GUIDANT	16,314
				THE HEALTH CARE GROUP	10,789
				FINISH LINE	8,200
				ROCHE DIGNOSTICS	8,141
				INDIANA GOVERNMENT	7,250
				CELADON GROUP	5,979
				USI PROPERTY MANAGEMENT	4,907
 HOUSEHOLDS	3,300	53,156	434,020		
 HOUSEHOLD INCOMES	\$121,461	\$113,830	\$98,980		





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**FIRST STREET**

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