

For Sale – ~~\$1,500,000~~ **REDUCED \$995,000**

On Rockville Rd. (US 36) - 10 S. Mickley Avenue Indianapolis, Indiana 46241

Redevelopment Opportunity

Signalized Corner

100 Parking Spaces

In front of
SAM's CLUB

- ❖ Investor or Owner/User
- ❖ 200 feet of frontage on US 36
- ❖ 6500 sq. ft. - expandable and divisible
- ❖ Population 5 mile radius - 196,000
- ❖ Current Tenant BMV + AIA
- ❖ CAP RATE - 11.25%
- ❖ Lease mo. to mo. - \$112K NOI
- ❖ 3 miles from Indy SPEEDWAY
- ❖ Zoning - C4 1.4 acres
- ❖ Well known location

1/4 mile from I-465 which is the 2nd busiest Hwy in the State of Indiana.
West is the city of Avon which is one of the fastest growing cities in Indiana!

10 S. Mickley Ave. and Rockville Rd. (US 36) which is the main corridor to downtown Indianapolis.

Contact:

Diana Curcio
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**BMV said, "This location at 10 S. Mickley Ave. is one of the
busiest branches in the entire State of Indiana!"**

Disclaimer: Although the information contained herein is from sources deemed reliable. There are no representations or warranties expressed or implied as to the accuracy or completeness of the information contained herein. All information and sizes are approximate. SEE FULL DISCLAIMER Page 7.

Investment Highlights

Rockville Rd. (US 36) 10 S. Mickley Ave. Indianapolis, IN

6,500 sq. ft. | 100 Parking Spaces

- Located along U.S. Highway 36 (aka) Rockville Road
- 3 miles from the SPEEDWAY
- Population in 5 mile radius = 196,258
- 100 parking spaces!! Lot size 1.4 **SOLID BUILDING**
- 6500 sf divided into (5500 sf + 1000 sf) outparcel to Sam's Club
- Signalized corner - fronts Rockville Road - 1/4 mile from I-465
- Traffic count on I-465 - 75,000 a day, 2nd heaviest traveled road in Indiana
- Well known location!
- APN 49-12-12-122-007.000-900 Year built 2006

BMV said, "This location at 10 S. Mickley Ave. is one of the busiest branches in the entire State of Indiana!" Over 700 people visit this BMV per day - well known location!

- Sams Club is directly behind and shares access with subject property.
- Holiday Inn, Wingate Hotel and Suites by Wyndham also share access with subject property.
- Rockville Rd. is the main retail corridor with area tenants including CVS, Family Dollar, Key Bank, Subway, Link Federal Credit Union.
- 5.5 miles to Downtown Indianapolis with 5 hospitals and Purdue University.
- 8.6 miles from Indianapolis International Airport.
- West is Avon one of the fastest growing counties in Indiana.

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Retail Map

On Rockville Rd. (US-36) / Signalized Corner 10 S. Mickley Ave.
Indianapolis, IN 46241

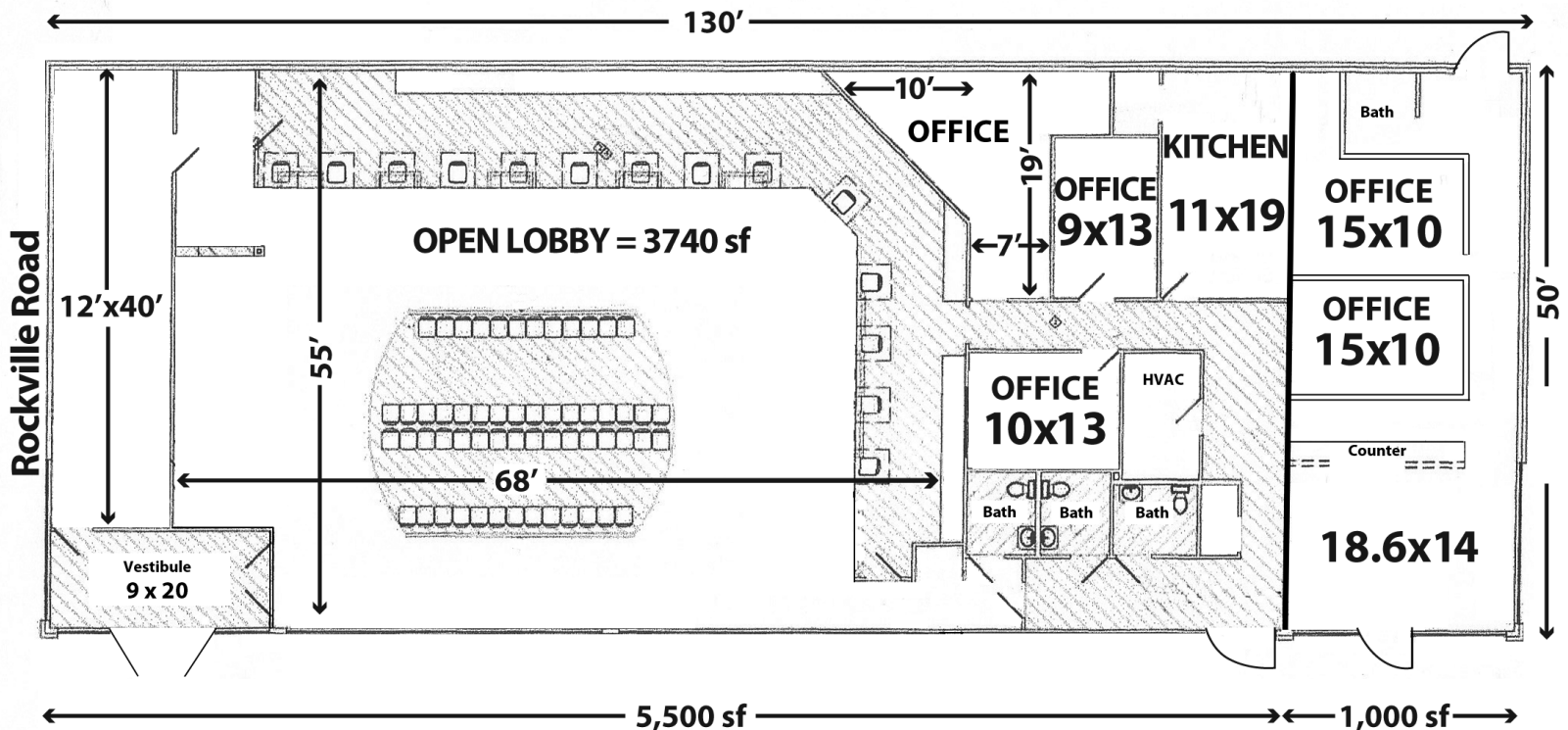


- ❖ 200 feet of Frontage on Rockville Rd. - Signalized Corner - C4 Zoning
- ❖ ¼ mile from the I-465 – The I-465 is the 2nd heaviest traveled hwy in Indiana
- ❖ In front of SAM's CLUB and 4 HOTELS
- ❖ 12 Schools and 7 Churches within 3 miles
- ❖ Rockville Rd is main corridor to DOWNTOWN Indianapolis, IN
- ❖ West is Avon – one of the fastest growing cities in Indiana

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Floor Plan

On Rockville Rd. (US 36) / Signalized Corner
10 S. Mickley Ave. Indianapolis, IN
Out Parcel to Sam's Club



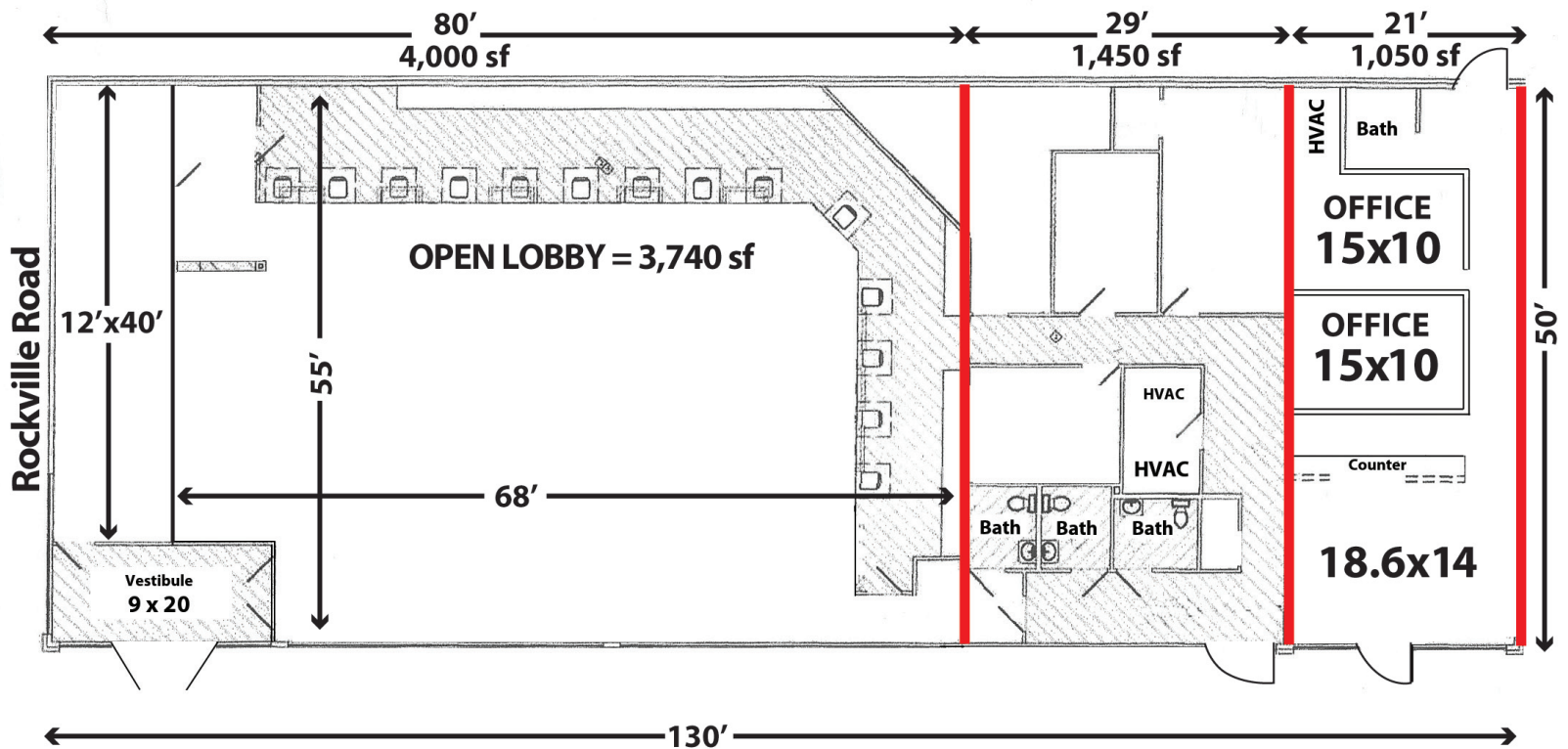
100 Parking Spaces

TOTAL BUILDING = 6,500 sf

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Potential Strip Center

4,000 sf • 1,450 sf • 1,050 sf



TOTAL BUILDING = 6,500 sf

**On Rockville Rd. (US 36) / Signalized Corner
10 S. Mickley Ave. Indianapolis, IN
Out Parcel to Sam's Club 100 Parking Spaces**

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COMPARABLE SALES

Building Address	Sales Price	Sale Date	Building Size	Distance to Subject Property	Additional Information
10 S. Mickley Ave, Indianapolis, IN	FOR SALE		6,500 sf		100 parking spaces Signalized Corner Retail - Office
8570 Northwest Blvd, Indianapolis, IN	\$1,830,000 SOLD	10/18/16	7,000 sf, VACANT	11 miles	53 parking spaces, Former Burger King - Discount Tire Store Sold to Owner/User
8860 Zionsville Road, Indianapolis, IN	\$1,650,000 SOLD	01/30/17	7,945 sf, VACANT	12 miles	45 parking spaces Sold to Investor Owner/User
942 Fort Wayne Ave, Indianapolis, IN	\$1,500,000 SOLD	03/03/17	5,222 sf, VACANT	10 miles	7 parking spaces Sold to Investor Owner/User
5615 – 5619 N. Illinois St, Indianapolis, IN	\$1,350,000 SOLD	10/5/15	4,666 sf, VACANT	14 miles	5 parking spaces Sold to Investor Owner/User
8704 N. Meridian Street, Indianapolis, IN	\$1,250,000 SOLD	12/10/15	6,718 sf, VACANT	20 miles	40 parking spaces Sold to Investor Owner/User
8110 N. College Ave, Indianapolis, IN	\$1,170,000 SOLD	11/18/16	5,015 sf, VACANT	20 miles	unknown parking spaces Sold to Investor Owner/User
1011 Dr. Martin Luther King Jr. St, Indianapolis, IN	\$1,050,000 SOLD	07/05/16	10,000 sf, VACANT	7 miles	35 parking spaces Sold to Investor Owner/User
6060 N. College Ave, Indianapolis, IN	\$1,200,000 SOLD	03/29/16	8,408 sf, VACANT	14 miles	8 parking spaces Sold to Investor Owner/User

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STATEMENT OF CONFIDENTIALITY & DISCLAIMER

To: Offering Memorandum for 10 S. Mickley Ave., Indianapolis - 46241 - Marion County - State of Indiana.

This offering Memorandum has been prepared by the Managing Member of AMA DEO INDIANA, LLC, Diana Curcio, who has a California Real Estate License, hereafter know as the Seller of the real estate property located at 10 S. Mickley Ave., Indianapolis, Indiana.

The material and information contained in this Offering Memorandum is confidential and is furnished solely for purpose of providing a preliminary introduction to the property and is to be used solely for evaluating an interest in purchasing this property and is not to be used for any other purpose. This preliminary information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the Seller: AMA DEO INDIANA, LLC, Diana Curcio, managing member or used for any purpose whatsoever other than to evaluate the possible purchase of the property.

This is the Seller's solicitation of offers for the purchase of the property with the current Tenants being the Bureau of Motor Vehicles and AIA Insurance. The Seller reserves the right to terminate the solicitation process at any time prior to final execution of purchase agreement. This Offering Memorandum and information contained herein is a solicitation of interest only and is not an offer to sell the property.

Although the information contained herein is from sources deemed reliable, the Seller makes no representations or warranties expressed or implied as to the accuracy or completeness of the information contained herein. Prospective purchasers should make their own projections, review and analysis and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence and solely rely on their own investigations to determine the condition and investment aspects of the property at 10 S. Mickley Ave., Indianapolis, Indiana. The Seller expressly disclaims any and all liability for any inaccuracy or for the incompleteness of any information contained herein, and/or in any other written or oral communications transmitted or made available to interested parties.

All information contained in this Offering Memorandum is subject to change without notice and the purchaser and/or recipient of this information shall not look to the Seller for the accuracy or completeness thereof.

Prospective purchaser is advised to seek investment advisors, commercial real estate brokers, tax & financial specialists, legal counsel, and construction advisors in determining their satisfaction with the suitability of this property.

Regarding prospective purchasers of the property, the Seller will be evaluating several factors including the current financial qualifications of the prospective purchasers. The Seller reserves the right in its sole discretion to review and evaluate the terms, conditions and contingencies of any offer and to reject any said offers, for any reason at any time, without providing a reason therefore, with or without notice.

The Seller shall have no legal obligation or commitment to any entity or person reading and/or reviewing the Offering Memorandum or any entity or person making an offer to purchase the property unless the Seller executes and delivers a signed Commercial Real Estate Contract on terms acceptable to the Seller, in Seller's sole discretion. Only a fully executed Commercial Real Estate Contract by Seller and Purchaser shall bind the property. This Offering Memorandum and information contained herein is a solicitation of interest only and is not an offer to sell the property.

By a prospective purchaser submitting an offer on this property, the purchaser is deemed to be a knowledgeable and sophisticated investor in commercial net leased real estate and is hereby informed that the Seller has a California Real Estate License. The prospective purchaser who submits an offer on this property is deemed to have acknowledged the foregoing and agree to release the Seller from any liability with respect to this Offering Memorandum, solicitation process and information and/or the marketing for sale of this property.

All inquiries with respect to this Offering Memorandum or requests for additional information should be directed to the Seller, as specified below:

Diana Curcio, Managing Member
AMA DEO INDIANA, LLC
818-516-8340
California DRE License No. 00777844
DianaSold3@gmail.com
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