

RISER RETAIL GROUP

EXCELLENCE IN COMMERCIAL REAL ESTATE

CASTLETON COMMONS 8310 – 8430 Castleton Commons Dr Indianapolis, IN 46250

INVESTMENT HIGHLIGHTS

- 82% National Credit Tenants
- Upside Potential:
 - Below Market Rents
 - 10% Vacant
- Minimal Near Term Lease Rollover
- Strong Traffic Counts
- Infill Location with High Barriers to Entry
- Adjacent to I-465 Highway Exit
- Class “A” Construction
- Outlot to Castleton Mall:
 - Indianapolis’ Premier Mall
 - Owned by Simon Property Group
- Population Density: 167,556 (5 miles)

OFFERING SUMMARY

Price:	\$25,100,000
Cap Rate:	6.50%
GLA:	165,454 sf
Occupancy:	90%
Price Per Square Foot:	\$153
Site Area:	12.608 Acres



Riser Retail Group
600 East 96th Street • Suite 590 • Indianapolis, IN 46240

John F. Riser
jriser@riserretailgroup.com

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