

RISER RETAIL GROUP

EXCELLENCE IN COMMERCIAL REAL ESTATE

CASTLETON SQUARE 8470 – 8540 Castleton Commons Dr Indianapolis, IN 46250

INVESTMENT HIGHLIGHTS

- 82% National Credit Tenants
- Upside Potential:
 - Scheduled Rent Increases
 - 11% Vacant
- Strong Tenant Sales
- 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:	\$18,000,000
Cap Rate:	6.5%
GLA:	165,454 sf
Occupancy:	89%
Price Per Square Foot:	\$197
Site Area:	12 Acres



Riser Retail Group
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