

RISER RETAIL GROUP

EXCELLENCE IN COMMERCIAL REAL ESTATE

GEORGETOWN SQUARE 4717 W 30th St. Indianapolis, IN 46222

INVESTMENT HIGHLIGHTS

- Big Lots Anchored Retail Center
- Adjacent to Indianapolis Motor Speedway
- Income from Indy 500/Brickyard 400
- Includes 3 Single Tenant Buildings
- Room for More Development
- Stabilized (91% Occupied)
- Dense Residential Area
- Infill Location
- Priced Below Replacement Cost
- NNN Leases
- Hard Corner Location
- High Barrier to Entry
- Strong Traffic Counts

OFFERING SUMMARY

Price:	\$2,500,000
Cap Rate:	8.84%
GLA:	56,772 sf
Occupancy:	91%
Price Per Square Foot:	\$44
Site Area:	9.24 Acres



Riser Retail Group
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