

# BMO Harris Bank | Indianapolis, IN

**Purchase Price: \$1,373,737**

**Cap Rate: 6.85%**

**Stan Johnson Company**, on behalf of ownership, is pleased to exclusively offer for sale the opportunity to acquire the 100% fee simple interest in the commercial property located at 925 North High School Road in Indianapolis, IN (the "Property"). The Property consists of a 5,394 SF building situated on a 0.93 acre parcel of land. The Property was constructed in 1988, and the Tenant has been operating successfully at this location for more than 15 years. Tenant is operating under a NNN lease with limited landlord responsibilities and recently extended its base lease term.

## Location Synopsis

**Indianapolis** is the capital of Indiana and the seat of Marion County, centrally located at the crossroads of Interstates 65, 69, 70 and 74. As of the 2010 U.S. Census, the population was 820,445, making it Indiana's largest city, the Midwest's second-largest and the nation's 15th-largest. Since record keeping began in 1840, only one decade experienced a decline in population with average decade over decade growth of a staggering 48.8%. The current decade appears to be no exception with population estimated to have already grown 4.2% from 2010 to 2016. Similarly, the Indianapolis metro area has grown 6.2% since 2010 and is now home to more than two million people, making it the 34th-largest MSA in the U.S.

## Investment Highlights

- Leading Financial Institution with Investment Grade Credit Rating
- Strong Deposit Levels & Recent 7-Year Lease Extension
- Below Market Rent with Strong Residuals
- Outstanding Access and Visibility
- Key Market for Tenant
- Located Near Major Economic Drivers
- Strong Surrounding Urban Demographics



[Click Here for Website & Full Offering Memorandum](#)

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