

# \$1,880,000

Purchase Price

## 5.75%

Cap Rate



Outlet Mall Pulls from 1.9 Million Person Trade Area

## Investment Highlights

Firm 10-Year Corporate Lease (no kickout)

Investment Grade Credit

Entrance to 378,000 SF Outlet Mall

Only Outlet Mall Near Indianapolis

1.9 Million Person Trade Area

Next to 45,000 Person Military Base

Shares Intersection with 375+ Hotel Rooms

Only National Coffee Chain in Area

35,740 VPD



**Entrance to  
378,000 SF  
Outlet Mall**



**1.9 Million  
Person Trade  
Area**

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Memorandum >>**



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