



Northgate PLAZA

OFFERING MEMORANDUM



1031 NORTH STATE STREET, GREENFIELD, IN (INDY MSA)

VERITAS
REALTY



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Northgate
PLAZA
GREENFIELD, INDIANA

VERITAS
REALTY

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS



ASKING PRICE

\$ 6,377,592

CAP RATE

7.10%

NET INCOME

\$ 452,809

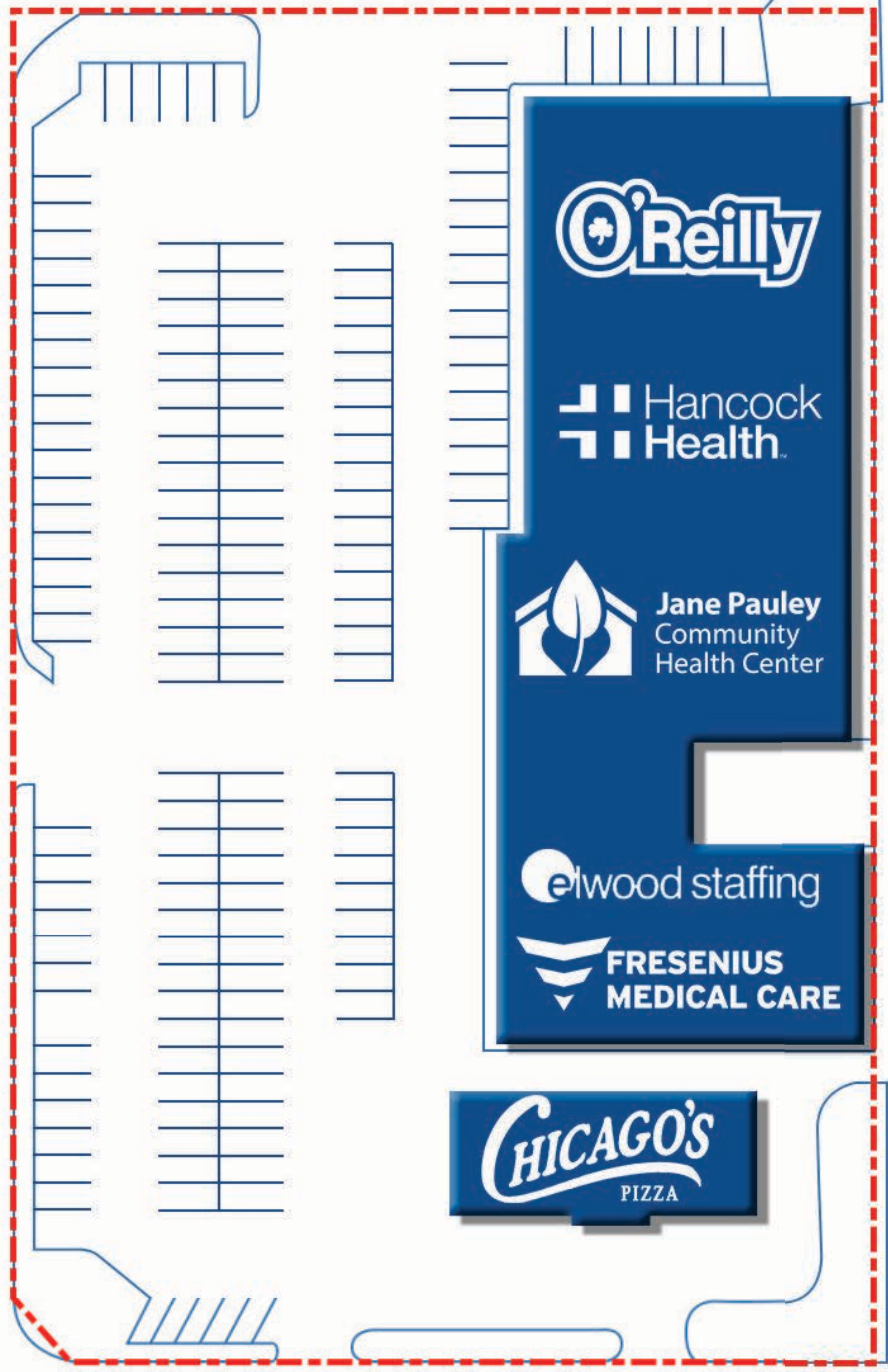
CENTER NAME	Northgate Plaza
ADDRESS	1031-1195 N State Street
CITY, ST	Greenfield IN
COUNTY	Hancock County (County Seat)
ACREAGE	4.0 Acres
SQUARE FOOTAGE	33,090 SF
YEAR BUILT	2004
UNITS	6
OCCUPANCY	100%
WALT	7.19

VERITAS REALTY is pleased to present the opportunity to acquire Northgate Plaza in Greenfield, IN (Indianapolis MSA). Northgate Plaza is a fully leased, 6-unit neighborhood retail center that is situated just north of the main Hancock Health Hospital and surrounded by a host of national retailers on the busy N. State St. (28,000 VPD), giving it prime visibility and accessibility. The center is anchored by O'Reilly Auto Parts that just completed a 10-year early renewal. The mix of established tenants and high traffic ensures a steady income stream and strong draw for local shoppers. This center is ideal for investors seeking stability and upside.



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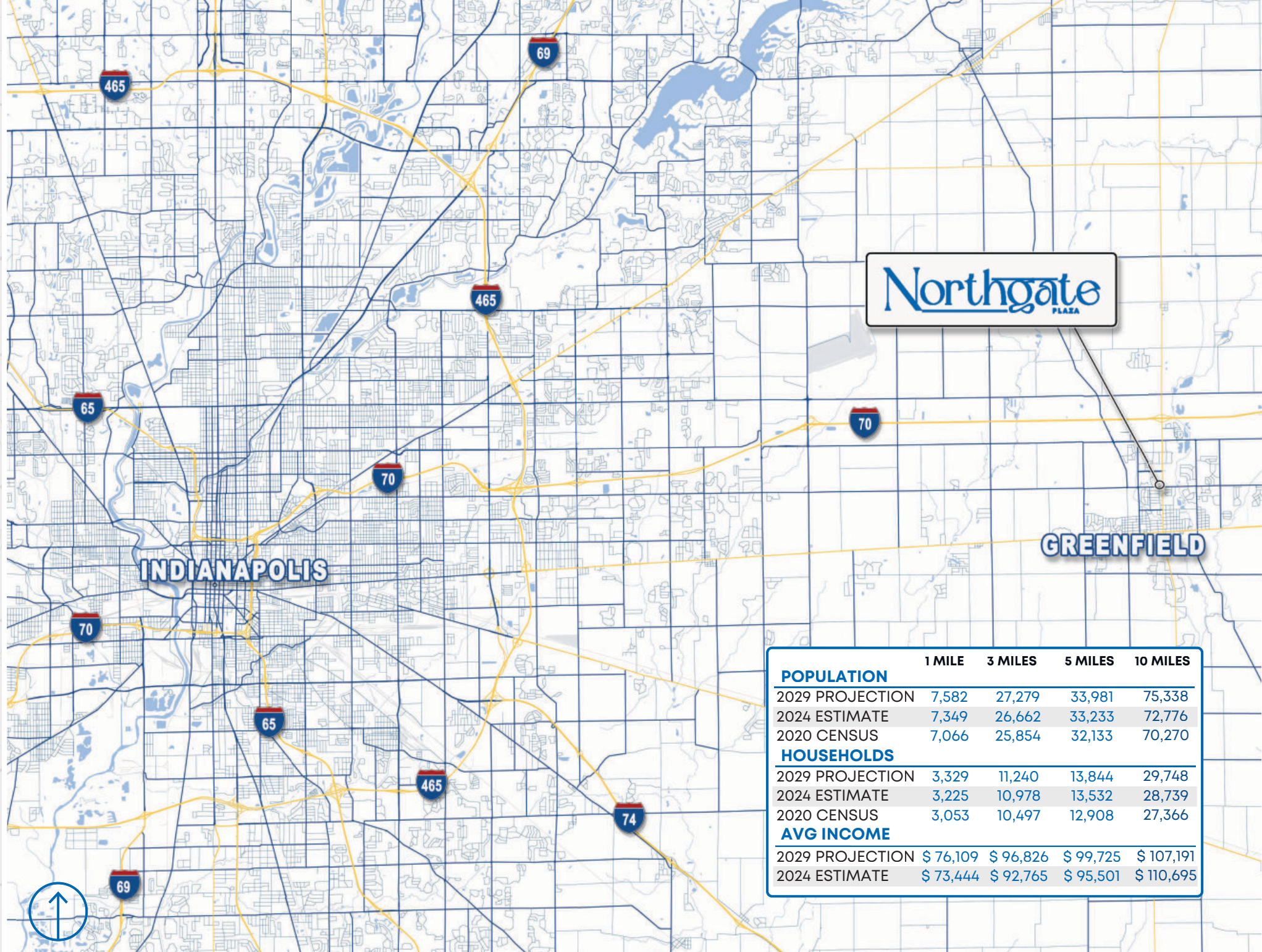
28,095 AVD



RENT ROLL					BASE RENT			TYPE
TENANT	SF	%	START	END	PSF	MONTHLY	ANNUAL	
Elwood Staffing	1,294	3.91%		1/31/2027	\$ 13.31	\$ 1,435	\$ 17,220	NET
O'Reilly Auto Parts	8,777	26.52%		3/31/2030	\$ 8.65	\$ 6,327	\$ 75,920	NET
			4/1/2030	3/31/2035	\$ 9.17	\$ 6,706	\$ 80,475	
			OPT 1	4/1/2035	\$ 9.72	\$ 7,109	\$ 85,303	
			OPT 2	4/1/2040	\$ 10.30	\$ 7,535	\$ 90,421	
			OPT 3	4/1/2045	\$ 10.92	\$ 7,987	\$ 95,847	
Hancock Health Medical	2,406	7.27%		5/31/2026	\$ 10.97	\$ 2,200	\$ 26,400	NET
			OPT 1	6/1/2026	\$ 12.47	\$ 2,500	\$ 30,000	
Jane Poly Health Center	9,213	27.84%		3/31/2026	\$ 13.85	\$ 10,633	\$ 127,600	NET
			4/1/2026	3/31/2031	\$ 14.62	\$ 11,225	\$ 134,700	
			4/1/2031	3/31/2036	\$ 15.50	\$ 11,899	\$ 142,782	
			OPT 1	4/1/2036	\$ 17.40	\$ 13,356	\$ 160,272	
			OPT 2	4/1/2041	\$ 18.44	\$ 14,157	\$ 169,888	
			OPT 3	4/1/2046	\$ 19.54	\$ 15,001	\$ 180,008	
Fresenius Medical Care	7,400	22.36%		7/31/2031	\$ 14.55	\$ 8,973	\$ 107,670	NET
			OPT 1	8/1/2031	\$ 16.85	\$ 10,391	\$ 124,690	
			OPT 2	8/1/2036	\$ 18.20	\$ 11,223	\$ 134,680	
Chicago Pizza	4,000	12.09%		6/30/2028	\$ 24.50	\$ 8,167	\$ 98,000	NET
			OPT 1	7/1/2028	\$ 27.00	\$ 9,000	\$ 108,000	
			OPT 2	7/1/2033	\$ 29.00	\$ 9,667	\$ 116,000	
TOTAL	33,090	100.00%			\$ 13.68	\$ 37,734	\$ 452,809	

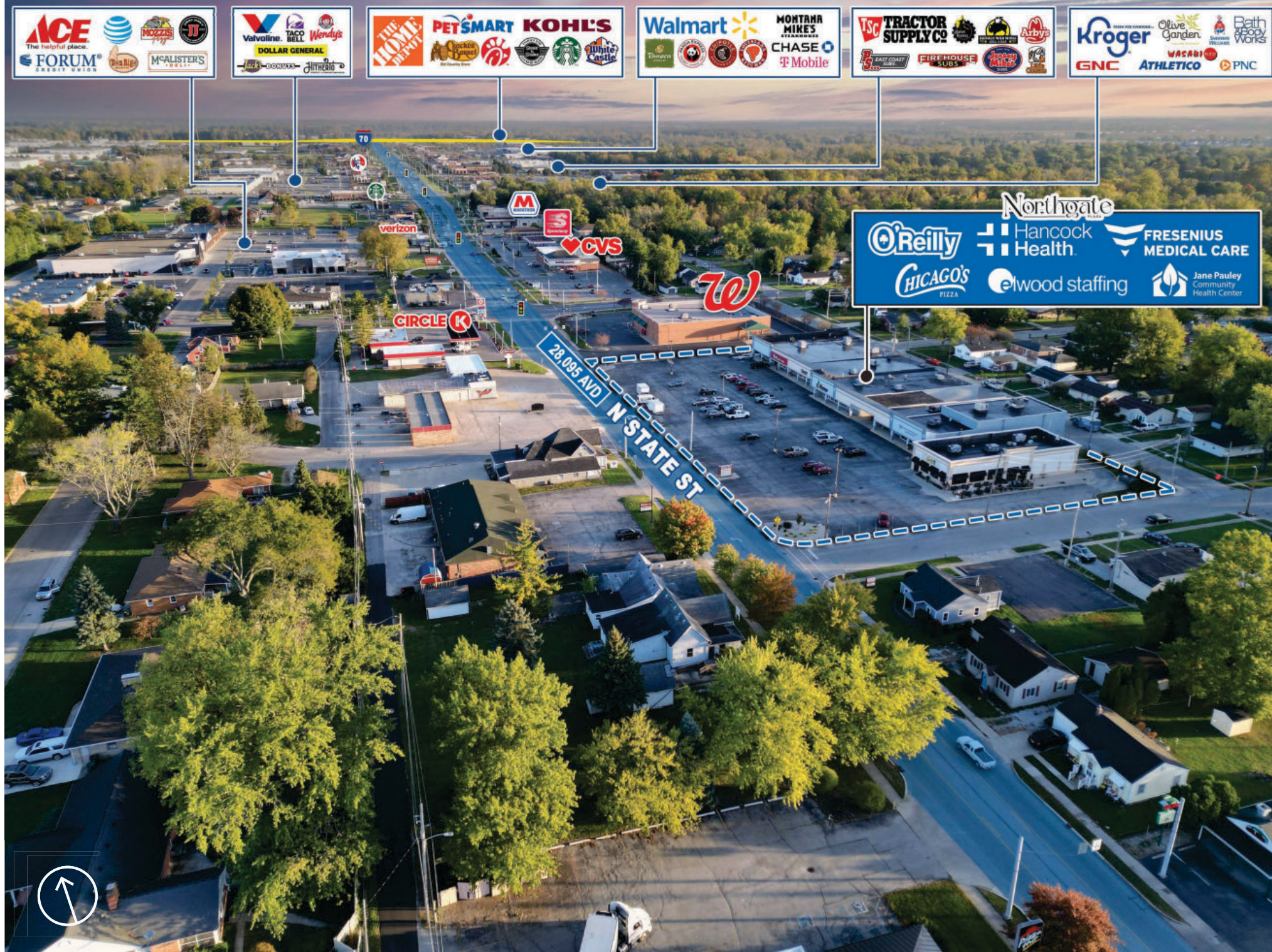
INCOME STATEMENT			PRO FORMA
Total Rent			\$ 452,809
NNN Reimbursements			\$ 99,426
TOTAL INCOME			\$ 552,235
	Repairs & Maintenance	\$ 5,209	
	Landscaping	\$ 6,230	
	Parking Lot Repairs	\$ 0	
	Snow Removal	\$ 7,834	
	Utilities	\$ 4,670	
	Management	\$ 16,500	
CAM Expenses			\$ 40,443
Real Estate Taxes			\$ 47,983
Insurance Expenses			\$ 11,000
TOTAL EXPENSES			\$ 99,426
NET INCOME			\$ 452,809

PROPERTY INFORMATION	
UNITS	6 Units
OCCUPANCY	100%
SQUARE FOOTAGE	33,090 SF
YEAR BUILT	2004
WALT	7.19
ROOF	The <u>entire roof</u> has been replaced in sections since 2014.
HVAC	O'Reilly, Hancock Health, Chicago Pizza and Fresenius all have new units



	1 MILE	3 MILES	5 MILES	10 MILES
POPULATION				
2029 PROJECTION	7,582	27,279	33,981	75,338
2024 ESTIMATE	7,349	26,662	33,233	72,776
2020 CENSUS	7,066	25,854	32,133	70,270
HOUSEHOLDS				
2029 PROJECTION	3,329	11,240	13,844	29,748
2024 ESTIMATE	3,225	10,978	13,532	28,739
2020 CENSUS	3,053	10,497	12,908	27,366
AVG INCOME				
2029 PROJECTION	\$ 76,109	\$ 96,826	\$ 99,725	\$ 107,191
2024 ESTIMATE	\$ 73,444	\$ 92,765	\$ 95,501	\$ 110,695







INNOVATION MILE MASTER PLAN

Greenfield, IN, located 25 miles east of downtown Indianapolis, is a rapidly growing city that blends small-town charm with robust economic activity. With a population of around 24,000, Greenfield serves as the county seat of Hancock County and is a vital hub for several major companies, including Elanco, Irving Materials, and Keihin IPT Mfg. LLC. The city's location along I-70 makes it a strategic player in the manufacturing and logistics sectors, while its historic downtown offers a mix of cultural attractions and local businesses that contribute to its unique character.

Greenfield's focus on community wellness is evident through amenities such as the Hancock Wellness Center, and the city's extensive parks and trails network provides residents with ample recreational opportunities. The local economy is further bolstered by companies like Indiana Automotive Fasteners and NineStar Connect, enhancing Greenfield's position as an ideal location for both business ventures and residential growth. With its strong infrastructure, proximity to Indianapolis, and commitment to preserving its historical roots, Greenfield is a prime location for those seeking a balance between urban accessibility and small-town living.

ancock
1,667 EMPLOYEES

ELANCO
1,000 EMPLOYEES

IAF
INDIANA AUTOMOTIVE FASTENERS, INC.
733 EMPLOYEES

AVERY DENNISON
450 EMPLOYEES

labcorp
1,050 EMPLOYEES

THE EMS GROUP
800 EMPLOYEES

KEIHIN
740 EMPLOYEES

frontier
TRANSPORT CORP.
400 EMPLOYEES



At Veritas Realty, we focus on **Retail, Restaurant, Medical & Entertainment** real estate. We are a full-service commercial real estate company with expertise in all aspects of the industry including local and national tenant representation, landlord representation, investment sales, development, acquisitions and property management.

With a team of 18 hand-picked retail broker specialists plus a national affiliation with ChainLinks Retail Advisors in excess of 750+ retail brokers, we deliver unparalleled local market knowledge and a national reach, backed by an in-house support team that delivers sophisticated analytics, mapping, and brochures.

Veritas Realty is recognized as one of the leading, full service independent retail real estate firms in the country. We know who is expanding and where. Our clients include national and local retailers, restaurants and healthcare providers, as well as developers, institutions and private investors. We view the relationship with our clients as a partnership that is built on common goals and communication in order to efficiently implement strategies that maximize outcomes and values.

INVESTMENT TEAM

The Veritas Realty Investment Sales is led by Jon Bannister who brings nearly 20 years of nationwide commercial real estate experience and knowledge to each assignment. Mitch Ostrowski and Phoebe Aaron round out the Investment Sales team, and provide a first class concierge investment sales experience for our clients by actively analyzing and communicating current market conditions, providing first class marketing support, implementing a strategy that suits each client's individual investment goals, proactively assisting each client through the due diligence process, and championing the deal across the finish line.



RECENT TRANSACTIONS

Auburn Shoppes	Auburn, IN
County Line Crossing	Indianapolis, IN
Johnson Fields	Indianapolis, IN
Windridge Shops	Indianapolis, IN
Fishers Shoppes	Fishers, IN
Chipotle Mexican Grill	Multiple
Starbucks Coffee	Multiple
Verizon Wireless	Multiple
WellNow Urgent Care	Multiple
Valvoline Oil Change	Multiple
Domino's Pizza	Multiple
Enterprise Rental Car	Multiple

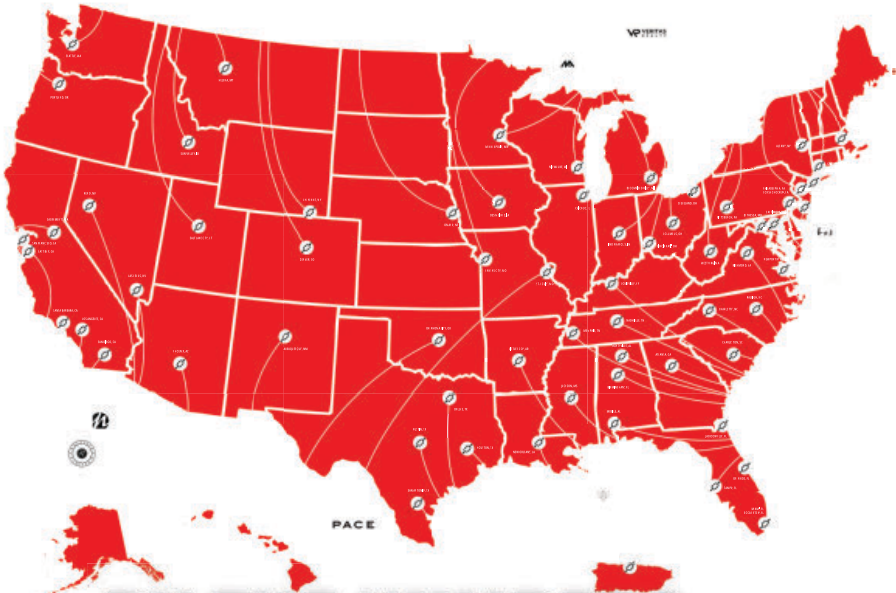


Since 1979, ChainLinks Retail Advisors has served America's premier retailers, landlords, and investors as the top network of retail-only real estate services and industry-leading commercial property brokerage organization.

Chainlinks provides a full scope of commercial real estate advisory services, curated for each client to maximize its productivity. By leveraging our national network of the top retail real estate firms in the United States and applying our comprehensive knowledge of the local real estate markets, we deliver a diverse array of services and expertise molded to each client's needs.

Chainlinks has assembled the best team in every major MSA who operate with optimal precision to exceed the client's expectations. Their collaborative culture, and mutual trust with clients, and infectious energy enable us to exceed all of its client's highest expectations. Chainlinks national composite of innovative specialists communicate efficiently to provide meaningful and enduring solutions for its clients.

**LOCAL.
NATIONAL.
EXECUTE.**



BY THE NUMBERS...

REAL ESTATE TRANSACTIONS

6,000+

CONSIDERATION EARNED

\$8.5+B

LANDLORDS REPRESENTED

3,000+

RETAILERS REPRESENTED

1,500+

OFFICES IN THE USA

56

RETAIL BROKERS

750+



VERITAS REALTY

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