

Avenue at Delaware Park

OFFERING MEMORANDUM



8711 E 106th Street, Fishers, IN 46037

VERITAS
REALTY

Avenue at Delaware Park

FISHERS, INDIANA

EXECUTIVE SUMMARY	3
TENANT PROFILES	4
FINANCIALS	6
LEASE ABSTRACTS	7
MAPS:	
CITY	9
CORRIDOR	10
SITE PLAN	11
PICTURES:	
AERIALS	12
PROPERTY	15
FISHERS, IN:	
HIGHLIGHTS	16
DEMOGRAPHICS	17
ABOUT:	
VERITAS REALTY	18
CHAINLINKS SUMMARY	19
CONFIDENTIALITY	20

EXCLUSIVELY LISTED BY:

JON BANNISTER | PRINCIPAL
317.408.0886 | JBannister@VeritasRealty.com
LIC #: IN RB19001231

MITCH OSTROWSKI | VICE PRESIDENT
281.433.9412 | Mitch@VeritasRealty.com
LIC #: IN RB18002276

PHOEBE AARON | ASSOCIATE
317.429.7576 | Phoebe@VeritasRealty.com
LIC #: IN RB24001509

VERITAS
REALTY



ASKING PRICE

CAP RATE

NET INCOME

\$ 10,350,236

6.10%

\$ 631,364

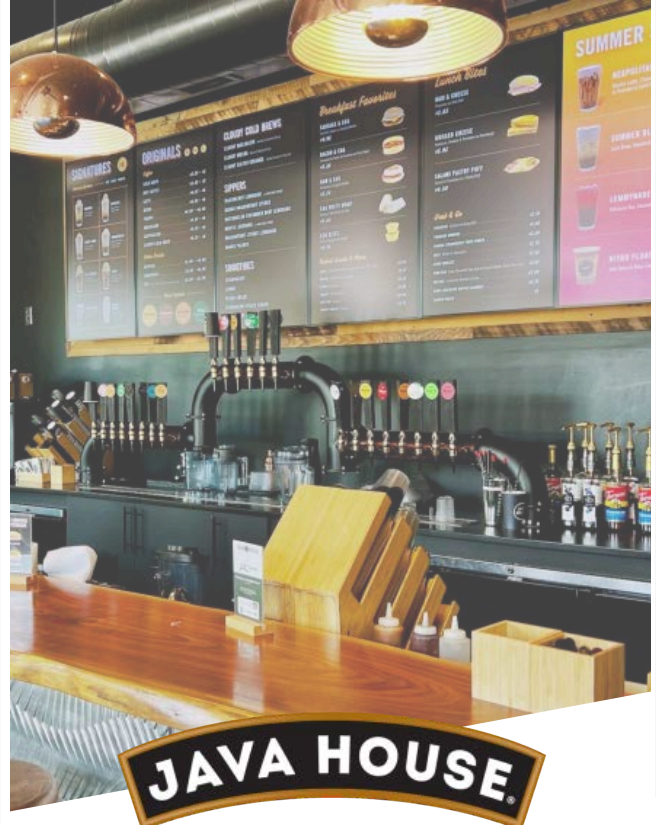
ADDRESS	8711 E 106 th St
CITY, STATE	Fishers, IN
COUNTY	Hamilton
ACREAGE	2.85 acres
BUILDING SIZE	15,676 sf
UNITS	6 Units
BUILDINGS	2 Buildings
BUILT	2025
WALT	9.91 Years

The Avenue at Delaware Park is a rare opportunity to acquire a brand-new, high-quality retail investment in Fishers, Indiana—one of the fastest-growing and most affluent suburbs in the Midwest. Delivered in 2025, this 100% leased, 15,676 SF center is anchored by a dynamic mix of experiential, service, and medical tenants, creating durable, internet-resistant cash flow. The property features long-term NNN leases with scheduled rent growth and a 9.91-year WALT, offering both immediate stability.

Strategically positioned near I-69 and surrounded by top national retailers, the asset benefits from exceptional visibility, strong traffic, and average household incomes exceeding \$130,000 within three miles. This investment is a premium, new construction asset in a supply-constrained market with long-term demographic tailwinds and significant appreciation potential.

Since 1870, Graeter's has been stubbornly crafting French Pot ice cream the same way for over 155 years, long before the lightbulb was invented. Generations have fallen in love with its timeless flavors, legendary chocolate chunks, and family-made heritage. Every spoonful delivers a slow-melting richness that sets a new standard for indulgence. This refresh honors that legacy, elevating the brand's look and feel to match its iconic taste, with every detail, from packaging to pattern, logo, and tagline, shaped by one promise: to create the best ice cream you'll ever taste.

Headquarters Cincinnati, OH
 Website graeters.com
 Store Count 58 Stores



Java House isn't just coffee—it's a revolution in cold brew. Born in Carmel, Indiana in 2019, we've been perfecting the smoothest, richest cold brew around, served at our cafes and now, wherever you are. Because we do it slow. Every batch is steeped in cold water for 12+ hours, unlocking flavor that hot coffee can't touch. The result? Smooth, bold, unforgettable coffee—your way. Hot, cold, nitro, or latte—it's always perfect. Meet the game-changer: Peel & Pour Pods.

Headquarters Carmel, IN
 Website javahouse.com
 Store Count 12 Stores



Vicious Biscuit is an award-winning, Charleston-born fast-casual brunch concept founded in 2018 by George McLaughlin and Michael Greeley. Known for "brutally delicious" scratch-made, cathead-style biscuits, the brand features bold Southern, sandwich-style creations like The Flame Thrower, along with a unique butter/jam bar, craft cocktails, and Southern specialties like shrimp and grits.

Headquarters Charleston, SC
 Website viciousbiscuit.com
 Store Count 11 Stores



Ageless Aesthetics offers a comprehensive suite of services, including injectables, PDO threads, lasers, advanced facials, micro-needling and more. One of the newest additions is Sofwave, an ultrasound-based skin-tightening treatment that delivers quick results in a single session with no downtime. As Ageless Aesthetics continues to expand, the company remains focused on being approachable, innovative and client-centered. The company's biggest priority is maintaining the culture it has built.

Headquarters Indianapolis, IN
 Website agelessindy.com
 Store Count 5 Stores



LA BRISE
 NAIL LOUNGE

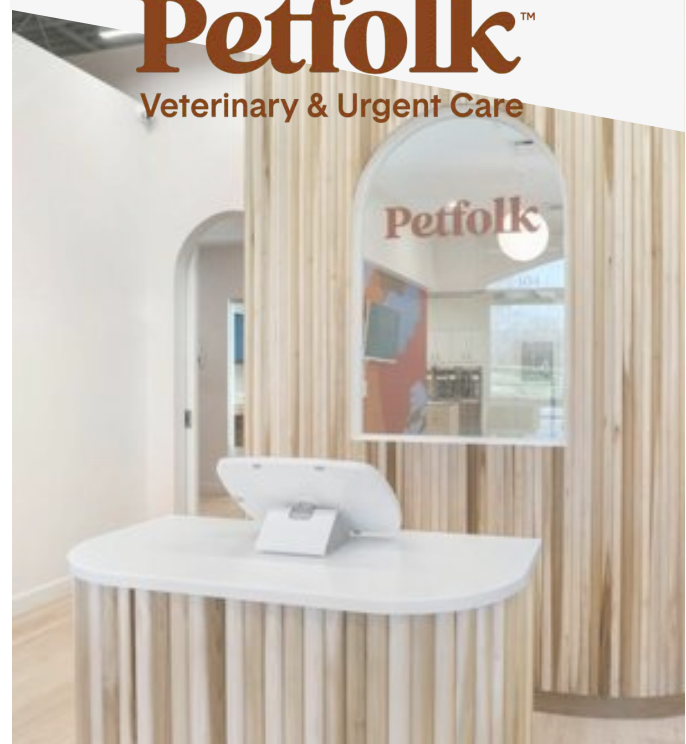
At La Brise Nail Lounge, we are more than just a nails salon; we are your sanctuary for pampering, relaxation, and rejuvenation. Nestled in the heart of Indianapolis, our luxurious salon offers an array of services that will leave you feeling refreshed, revitalized, and ready to conquer the world. Our team of highly skilled nail technicians, massage therapists, and estheticians are committed to delivering top-notch services. With years of experience under their belts, they bring professionalism, creativity, and precision to every treatment.







Headquarters Zionsville, IN
 Website labrisenaillounge.com

At Petfolk, we deliver the best care for your best friends. Built by vets who love pets, we are reimagining the future of veterinary care through our "connected care" model, blending modern de novo facilities with 24/7 app-based virtual care. Our intentional design, operational excellence, and tech-forward approach ensure best-in-class care and an unparalleled customer experience. Since inception, Petfolk has maintained an exceptional Net Promoter Score (NPS) of 90+, making us the most loved veterinary care group in every market we serve.

Headquarters Charlotte, NC
 Website petfolk.com
 Store Count 40 Stores

PetfolkTM
 Veterinary & Urgent Care



RENT ROLL					BASE RENT					TYPE	OPTIONS
SF	%	RCD	EXP	START	PSF	MO.	ANNUAL	RENT BUMPS			
	3,204	20.44%	12.6.2025	12.31.2035	Current 1.1.2031	\$40.00 \$44.00	\$10,680 \$11,748	\$128,160 \$140,976	10%, 5 Years	NNN	Two 5-Year
	2,000	12.76%	2.4.2026	2.28.2036	Current 3.1.2031	\$45.00 \$49.50	\$7,500 \$8,250	\$90,000 \$99,000	10%, 5 Years	NNN	Two 5-Year
	2,800	17.86%	2.4.2026	2.28.2036	Current 3.1.2031	\$39.00 \$42.90	\$9,100 \$10,010	\$109,200 \$120,120	10%, 5 Years	NNN	Two 5-Year
	1,072	6.84%	2.11.2026	2.28.2036	Current 3.1.2031	\$47.00 \$54.05	\$4,199 \$4,828	\$50,384 \$57,942	15%, 5 Years	NNN	Two 5-Year
	4,000	25.52%	5.5.2026	5.31.2036	Current 6.1.2027	\$40.00 \$40.80	\$13,333 \$13,600	\$160,000 \$163,200	2.0%, Annually	NNN	Two 5-Year
	2,600	16.59%	1.5.2026	1.31.2036	Current 2.1.2031	\$42.50 \$46.75	\$9,208 \$10,129	\$110,500 \$121,550	10%, 5 Years	NNN	Three 5-Year
15,676						\$41.35	\$54,020	\$648,244			

INCOME STATEMENT	ANNUAL
BASE RENT	\$ 648,244
CAM RECOVERIES	\$ 70,542
REAL ESTATE TAXES RECOVERIES	\$ 47,028
INSURANCE RECOVERIES	\$ 2,632
TOTAL REVENUE	\$ 768,446
CAM	\$ 61,000
REAL ESTATE TAXES	\$ 47,028
INSURANCE	\$ 6,000
MANAGEMENT FEE (3.0%)	\$ 23,053
TOTAL EXPENSES	\$ 137,081
NET OPERATING INCOME	\$ 631,364


 FISHERS, INDIANA



	Graeter's Ice Cream Company	Java House Coffee Shops, LLC	Biscuit Boys, LLC
TENANT ENTITY	Graeter's Ice Cream Company	Java House Coffee Shops, LLC	Biscuit Boys, LLC
GUARANTY	Corporate	Corporate	Personal
POSSESSION DATE	8.8.2025	8.8.2025	8.8.2025
RENT COMM. DATE	12.6.2025	2.4.2026	2.4.2026
EXPIRATION DATE	12.31.2035	2.28.2036	2.28.2036
SQUARE FOOTAGE	3,204 SF	2,000 SF	2,800 SF
INITIAL TERM	10 Years	10 Years	10 Years
RENEWAL OPTIONS	Two, 5-Years	Two, 5-Years	Two, 5-Years
STARTING RENT PSF	\$40.00 PSF	\$45.00 PSF	\$39.00 PSF
RENTAL INCREASES	10% every 5 Years	10% every 5 Years	10% every 5 Years
CAM EXPENSE REIMBURSEMENTS	Fixed CAM (starting at \$4.50 PSF) which increases by 3.0% every Jan 1st.	Fixed CAM (starting at \$4.50 PSF) which increases by 3.0% every Jan 1st.	Fixed CAM increased by 3.0% every Jan 1st.
REAL ESTATE TAX REIMBURSEMENTS	Tenant reimburses pro rata share monthly	Tenant reimburses pro rata share monthly	Tenant reimburses pro rata share monthly
INSURANCE REIMBURSEMENTS	Tenant reimburses pro rata share monthly	Included in Fixed CAM	Included in Fixed CAM
MGMT FEE	Included in Fixed CAM	Included in Fixed CAM	Included in Fixed CAM
HVAC	Tenant repairs & maintains	Tenant repairs & maintains	Tenant repairs & maintains
EXCLUSIVE USE	Ice Cream	Coffee	None
TERMINATION RIGHT	None	None	None



	Ageless Aesthetics and Infusion Bar LLC	Cali Spa Inc.	Petfolk Real Estate Holdings, LLC
TENANT ENTITY	Ageless Aesthetics and Infusion Bar LLC	Cali Spa Inc.	Petfolk Real Estate Holdings, LLC
GUARANTY	Personal	Personal	Corporate
POSSESSION DATE	8.15.2025	8.8.2025	8.8.2025
RENT COMM. DATE	3.1.2026	5.5.2026	1.5.2026
EXPIRATION DATE	2.28.2036	5.31.2036	1.31.2036
SQUARE FOOTAGE	1,072 SF	4,000 SF	2,600 SF
INITIAL TERM	10 Years	10 Years	10 Years
RENEWAL OPTIONS	Two, 5-Years	Two, 5-Years	Three, 5-Years
STARTING RENT PSF	\$47.00 PSF	\$40.00 PSF	\$42.50 PSF
RENTAL INCREASES	10% every 5 Years	2.0% annually	10% every 5 Years
CAM EXPENSE REIMBURSEMENTS	Fixed CAM (starting at \$4.50 PSF) which increases by 3.0% every Jan 1st.	Fixed CAM (starting at \$4.50 PSF) which increases by 3.0% every Jan 1st.	Fixed CAM (starting at \$4.50 PSF) which increases by 3.0% every Jan 1st.
REAL ESTATE TAX REIMBURSEMENTS	Tenant reimburses pro rata share monthly	Tenant reimburses pro rata share monthly	Tenant reimburses pro rata share monthly
INSURANCE REIMBURSEMENTS	Tenant reimburses pro rata share monthly	Included in Fixed CAM	Tenant reimburses pro rata share monthly
MGMT FEE	Included in Fixed CAM	Included in Fixed CAM	Included in Fixed CAM
HVAC	Tenant repairs & maintains	Tenant repairs & maintains	Tenant repairs & maintains
EXCLUSIVE USE	None	Nails & Eyelashes	Veterinary Services
TERMINATION RIGHT	None	None	None



WESTFIELD

NOBLESVILLE

Avenue at Delaware Park
FISHERS, INDIANA

ZIONSVILLE

CARMEL

FISHERS

GEIST

CASTLETON

McCORDSVILLE

INDIANAPOLIS

GREENFIELD





Kroger ACE FRESH FOR EVERYONE™ The helpful place.

McDonald's, Dunkin' Donuts, CVS, Arby's, Hardee's, Yummy Bowl, PNC, KeyBank, BMO, Sahm's Place, Farmers Bank

SUPER TARGET McALISTER'S DELI

LIFETIME FITNESS Starbucks, Shake Shack, Blaze, Five Guys, Java House, Puccini's, ali'i poke, Walk-On's, Smoothie King, QDOBA, Firestone, Wendy's, Pet Palace, ATi, Visionworks, Fleet Feet, Orangetheory

THE HC TAVERN + KITCHEN {RIZE}
 SHAKE SHACK, sweetgreen, 101 BEER KITCHEN, SUN KING BREWERY, 1933 LOUNGE, SANGRITA, KINCAID'S MEAT MARKET, tropical CAFE, Portillo's, SANGIOVESE RESTORANTE, BIBIBOP, CAVA, TORCHY'S TACOS

Walmart Starbucks, Dunkin' Donuts, Wendy's, Qdoba, Applebees, Noodles, Panera, F Mobile, PNC, Regions, Smoothie King, AutoZone, Hotbox Pizza, Petco, GNC, FedEx Office

meijer Jersey Mike's, Kohl's, Regal, Panda Express, UPS

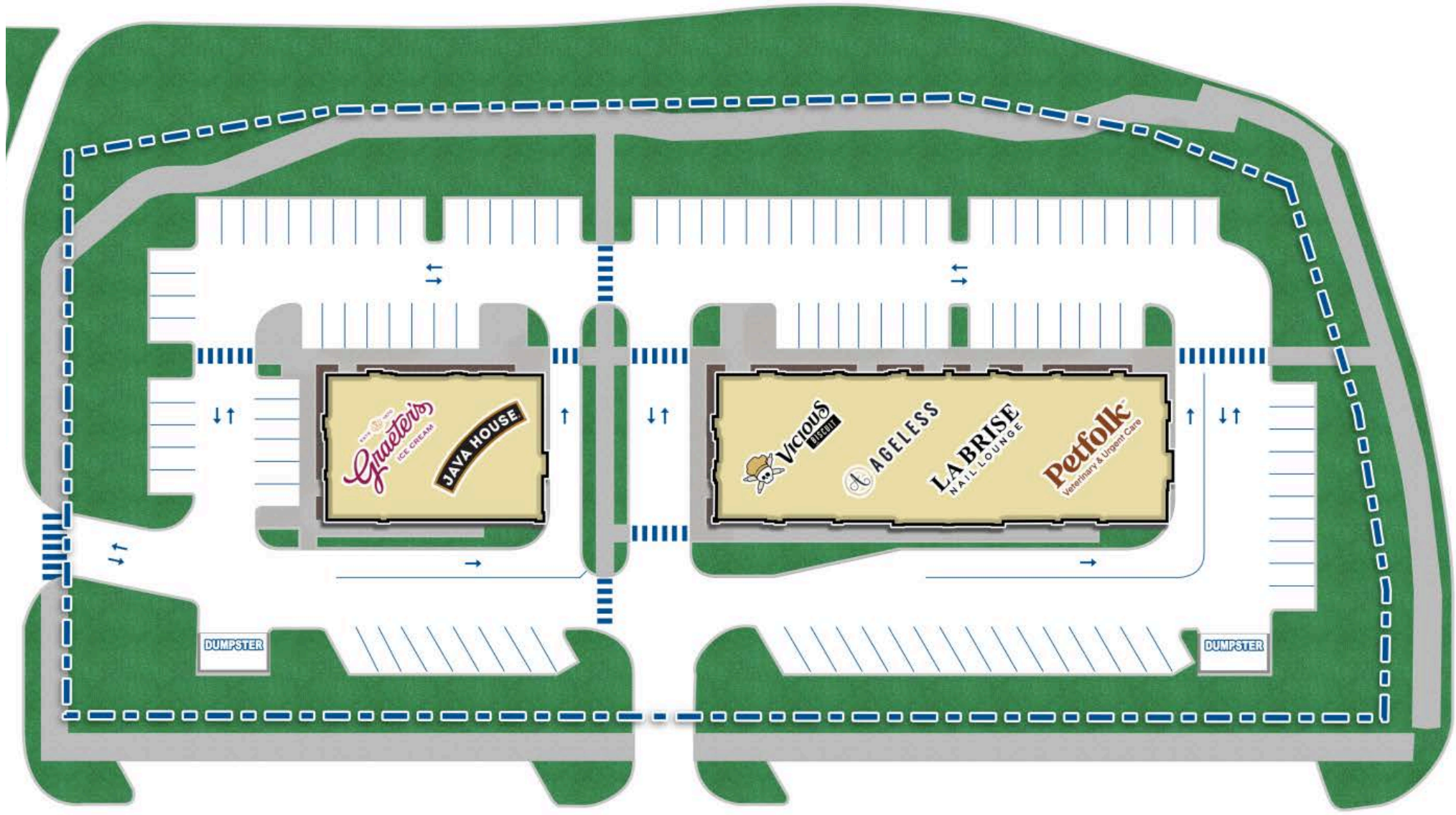
MENARDS Sam's Club, The Home Depot, NAPA, Burger King

Avenue at Delaware Park
 FISHERS, INDIANA

Java House, Vicious Viscuit, La Bristle Nail Lounge, Graceter's, AGELESS, Petfolk



106th Street





Walmart

DUNKIN' DONUTS

Starbucks

McDonald's

Wendy's

Qdoba

Applebee's

noodles

SMOOTHIE KING

Panera

T Mobile

PNC

REGIONS

AutoZone

Fox

HOT BOX PIZZAS

petco

GNC

FedEx Office

meijer

Jersey Mike's

KOHL'S

REGAL

PANDA EXPRESS

ups

MENARDS

sam's club

THE HOME DEPOT

NAPA

BURGER KING

Downtown Indianapolis



LANTERN ROAD ELEMENTARY SCHOOL
512 STUDENTS

Delaware Park

THE STATE
280 APARTMENTS

HENSLEY
REAL ESTATE GROUP, PC
REALTY LAWYERS

[MAVPAK]

Quantigen

Concourse at Crosspoint



137,467 VPD



Avenue at Delaware Park

FISHERS, INDIANA

E 106TH ST. 15,657 VPD



Bella Vista Apartments

Lantern Woods Apartments



137,467 VPD

Architectural Brick & Tile

E-106TH ST.

KINCAID DR.

15,657 VPD

Avenue at Delaware Park
FISHERS, INDIANA

LANTERN RD.



SUPER TARGET McALISTER'S DELI. Wendy's

LIFETIME FITNESS Starbucks Dunkin' Donuts McDonald's BLAZE

FIVE GUYS JAVA HOUSE Puccini's Smiling Teeth PIZZA Sola

Broken Egg Cafe ali'i poke QDOBA MEXICAN EATS FLEET FEET WALK-ONS SMOOTHIE KING VERDE FOUR BAY RAY

THE HC TAVERN + KITCHEN {RIZE} BIBIBOP

SHAKE SHACK sweetgreen SANGIOVESE RESTAURANTE

101 BEER KITCHEN 1933 LOUNGE PEP 48

SANGRITA CAVA SUN KING TROPICAL CAFE Portillo's

TORCHYS TACOS KINCAID'S MEAT MARKET



Bella Vista Apartments

Lantern Woods Apartments

NAVIENT

Architectural Brick & Tile

137,467 VPD

E 106TH ST. 15,657 VPD

Avenue at Delaware Park
FISHERS, INDIANA

KINCAID DR.

LANTERN RD.



Avenue at Delaware Park

FISHERS, INDIANA



Fishers, Indiana

HAMILTON COUNTY

Fishers, a northeast suburb of Indianapolis, is one of the fastest-growing cities in the U.S. and the sixth-largest in Indiana. Known for its affordable housing, strong healthcare, and excellent public schools serving over 7,000 K-12 students, Fishers offers a high quality of life and a median household income of \$128,141. The city features major attractions like Conner Prairie and Geist Reservoir and is home to three professional sports teams. Ongoing development near I-69, particularly in the Fishers District, continues to boost its appeal. A thriving business climate and active tourism scene generates over \$1 billion annually for Hamilton County.



2026 & beyond EXPANSION

Fishers District \$1M+ projects

In partnership with Thompson Thrift, Fishers welcomes new neighborhoods:

- **Slate:** upscale residential community with 1-4 bedroom floor plans
- **The Union:** 10.5 acres of mixed-use development with dining, lodging, and shopping added to The Yard
- **The Crossing:** retail, culinary, & entertainment (Fishers Event Center)

FISHERS FLAG

Represents growth, balance, & fair governance

- Kelly Green: Indiana fields
- Holland Blue: skies, White River, & Geist Reservoir
- Weaver White: crossroads of 116th St. (balance) & I-69 (upward trajectory)

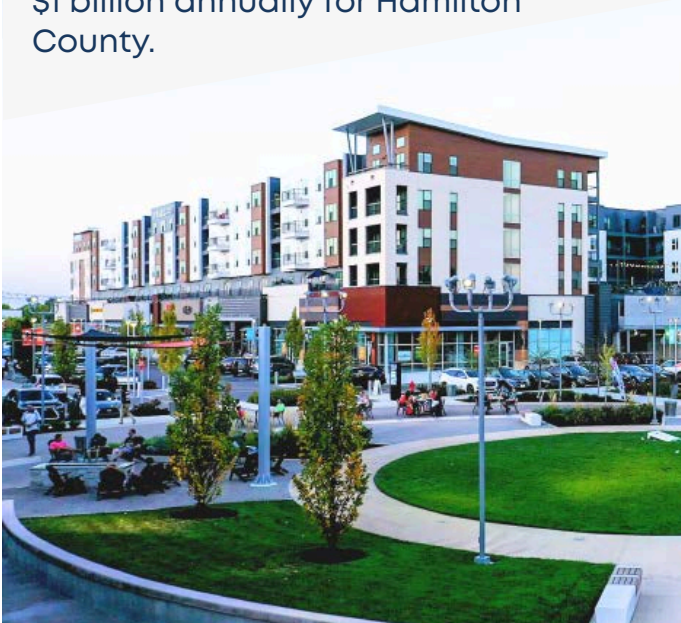


★ **Fishers District**
Retail, entertainment, & housing development

★ **Fishers Event Center**
53 acres for hosting entertainers & athletic events (Fishers Freight, Indy Fuel, Indy Ignite)

★ **Nickel Plate District**
One stop area for dining, shopping, entertainment, & outdoor activities

★ **Geist Reservoir**
Second largest man-made lake in Indiana with 6.9 billion gallons of water on 1,900 acres



Avenue at Delaware Park
FISHERS, INDIANA



	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Estimate	8,989	60,364	164,063
2020 Census	8,110	61,843	169,430
HOUSEHOLDS			
2025 Estimate	4,060	26,249	66,686
2020 Census	3,414	25,404	66,144
AVERAGE HH INCOME			
2025 Estimate	\$135,137	\$130,943	\$150,134

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 SALES

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

Avenue at Promise Pass	Noblesville, IN
Texas Roadhouse	Multiple
Fishers Corner	Fishers, IN
College Park Crossing	Indianapolis, IN
Harvest Landing 2	Avon, IN
Auburn Shoppes	Auburn, IN
County Line Crossing	Indianapolis, IN
Johnson Fields	Indianapolis, IN
Chipotle Mexican Grill	Multiple
Starbucks Coffee	Multiple
Valvoline Oil Change	Multiple

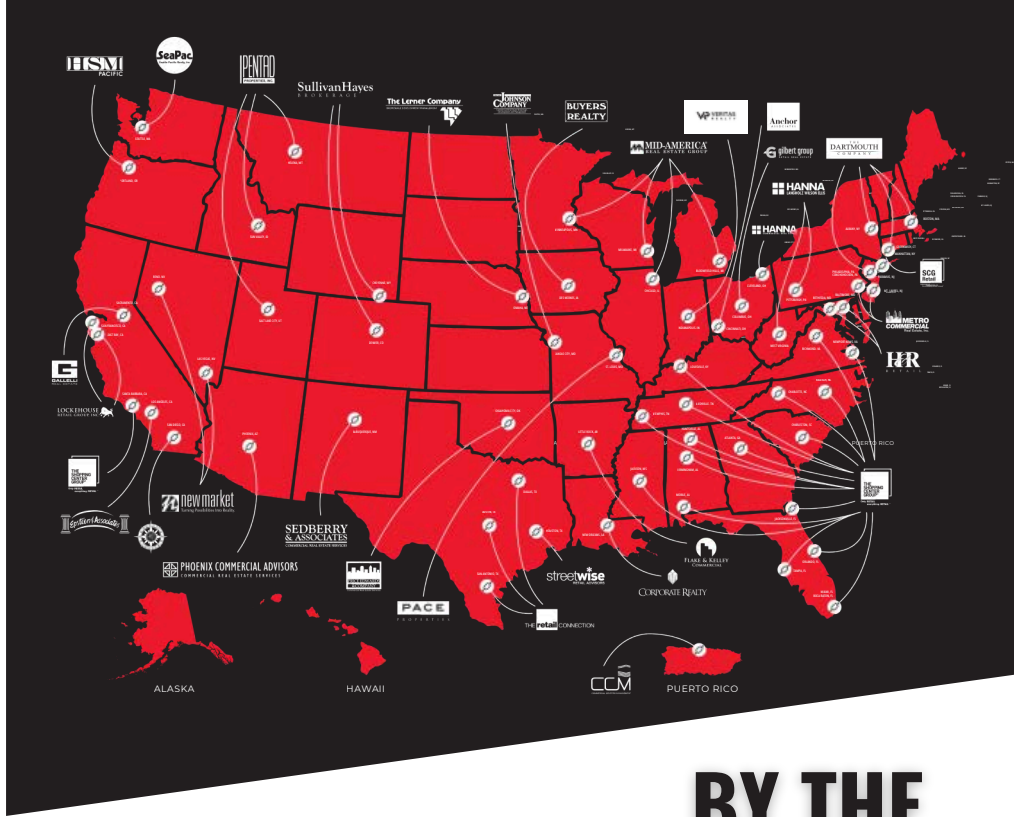


Since 1979, ChainLinks Retail Advisors has served America's premier retailers, landlords, and investors as the top network of retail-only real estate services and industry-leading commercial property brokerage organization.

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

VERITAS REALTY

JON BANNISTER

PRINCIPAL

M: 317.408.0886

JBannister@VeritasRealty.com

MITCH OSTROWSKI

VICE PRESIDENT

O: 218.433.9412

Mitch@VeritasRealty.com

PHOEBE AARON

ASSOCIATE

O: 317.429.7576

Phoeb@VeritasRealty.com

Information contained in this Memorandum is considered confidential. Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Glendale Properties, Inc. dba Veritas. All references to acreages, square footages, and other measurements are approximations. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner. Neither the Owner, Glendale Properties, Inc., nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property. The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived. By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Glendale Properties, Inc. dba Veritas