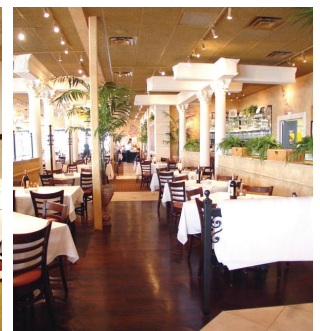


RESTAURANT FOR SALE

CALL FOR OFFERS

WELL-LOCATED FORMER 8,733± SF BRAVO CUCINA ITALIANA RESTAURANT

8651 CASTLE CREEK PARKWAY EAST DRIVE, INDIANAPOLIS, IN



PROPERTY HIGHLIGHTS

- Excellent location near convergence of I-69 & I-465
- Strong traffic volume (15,000 VPD)
- Good area population growth (3.4% - 1 mi. radius)
- 100,000+ daytime employees with 3 mi. radius
- All FF&E included
- Adjacent to Castleton Square Mall
- Surrounding national tenants include: Ashley HomeStore, AMC Theatres, Buca di Beppo, Buffalo Wild Wings, Costco, Dave and Buster's, Lifetime Fitness, On The Border Mexican Grill, Outback Steakhouse & more

PROPERTY DETAILS

Building:	8,733± SF
Lot:	1.91± AC
Year Built:	1986
Zoning:	C-4
Taxes (2017):	\$42,945

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population	9,908	52,425	159,552
Pop. Growth	3.38%	2.76%	3.86%
Avg. HHI	\$51,492	\$64,144	\$72,015

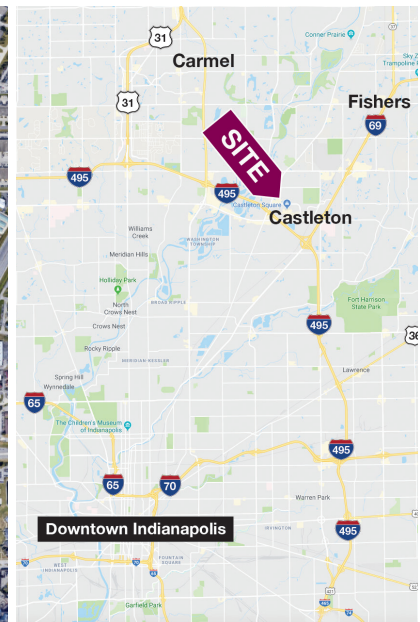


For Additional Information, Please Call or Visit Our Website:

855.755.2300 HilcoRealEstate.com

RESTAURANT FOR SALE

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LOCAL INFORMATION: Located in Marion county, Indianapolis is the capital of Indiana, and the most populous city in the state. Indianapolis has a growing population of over 872,000, while the metropolitan statistical area includes over 2,000,000 residents. The former Bravo Cucina Italiana restaurant is located in Castleton, 12 miles northeast of downtown Indianapolis. Castleton is a heavily commercialized neighborhood north of the intersection of I-465 & I-69. It is home to Castleton Square Mall, Indiana's largest mall, as well as banks, fast-food restaurants, fine dining, hospitals and related health-care businesses, as well as three and four star hotels. In addition to retail, large office parks line both sides of I-69 and adjacent portions of I-465. The town of Castleton also has a large, mostly middle class, residential community with many subdivisions and apartment complexes, and is home to Lawrence North High School, Community Hospital North and Community Heart and Vascular Hospital.

ON-SITE INSPECTIONS: Available upon request.

CONTACT INFORMATION:

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Fax: 847.714.1289

Email: info@HilcoReal.com

On the web: HilcoRealEstate.com

DUE DILIGENCE INFORMATION: A Virtual Data Room has been assembled and contains important due diligence documents on the property, including the draft Purchase and Sale Agreement, Terms of Sale and other applicable information. To gain access to the due diligence documents, buyers will need to register at www.HilcoRealEstate.com. Once registered for an account, buyers will login using the password created to gain access to the "Documents" tab which contains all due diligence information.

TERMS OF SALE: This sale is being conducted subject to the Terms of Sale, available for download from Hilco's website, and the draft Purchase and Sale Agreement. The property is being sold **"AS-IS, WHERE-IS"**.

BROKER PARTICIPATION INVITED: A cooperating broker fee of two (2%) percent fee will be paid to the REALTOR®/Broker whose registered buyer closes on the property. Please refer to the Buyer/Broker registration requirements in the Terms of Sale, which can be found in on Hilco's website.

For additional Terms of Sale, see the Purchase and Sale Agreement.

The information contained herein is subject to inspection and verification by all parties relying on it. No liability for its inaccuracy, errors, or omissions, are assumed by the Sellers, their representatives or Auctioneer. ALL SQUARE FOOTAGE, ACREAGE AND DIMENSIONS IN THIS BROCHURE ARE APPROXIMATE. This offering is subject to prior sale and may be withdrawn, modified or canceled without notice at any time. This is not a solicitation nor offering to residents of any state where this offering may be prohibited.

Hilco Real Estate, LLC in cooperation with Steve Mathis, Licensed IN Broker #RB15000976. © 2019 Hilco Global, LLC



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