

# Executive Summary



## LEASE OVERVIEW

AVAILABLE SF:	2,016 SF
LEASE RATE:	\$8.00 SF/Yr (NNN)
LOT SIZE:	2.77 Acres
BUILDING SIZE:	20,580 SF
YEAR BUILT:	2003
ZONING:	C2
MARKET:	North Hamilton County
SUB MARKET:	NW Hamilton County And Sheridan

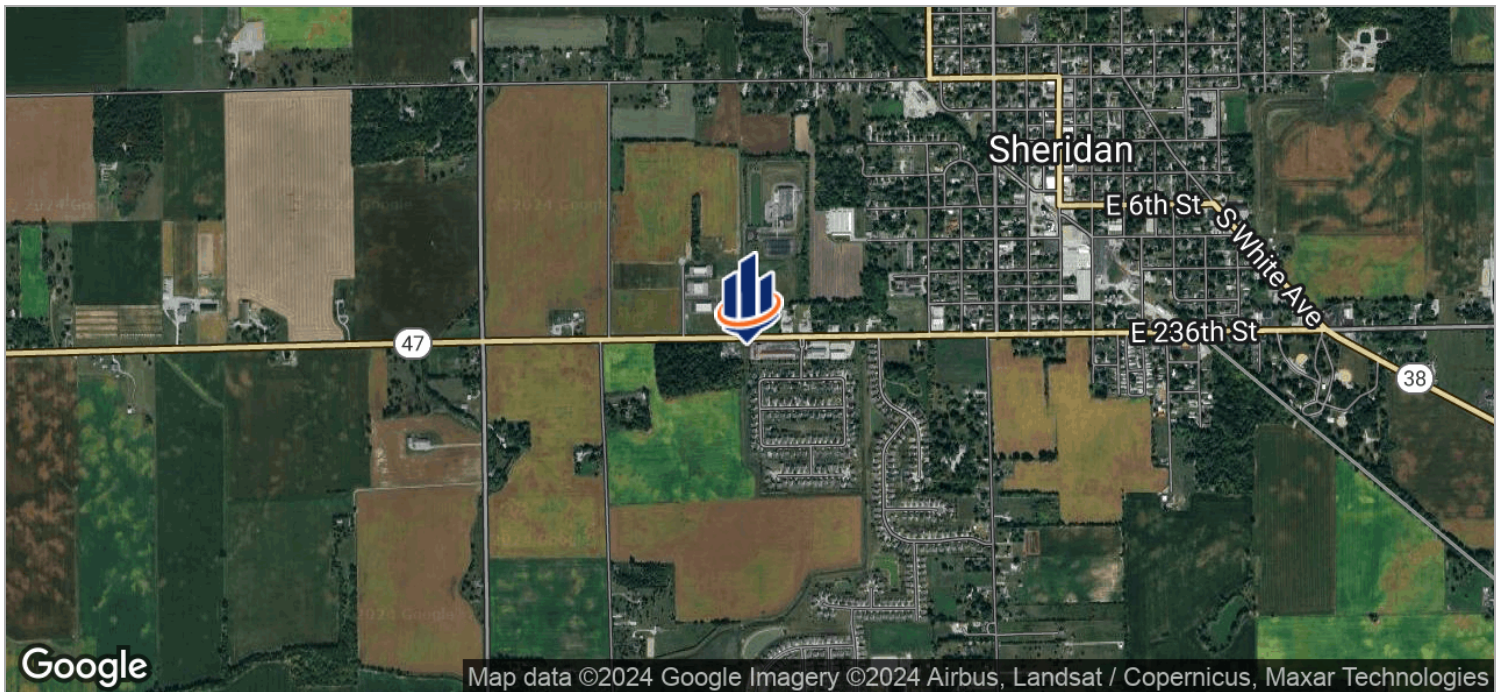
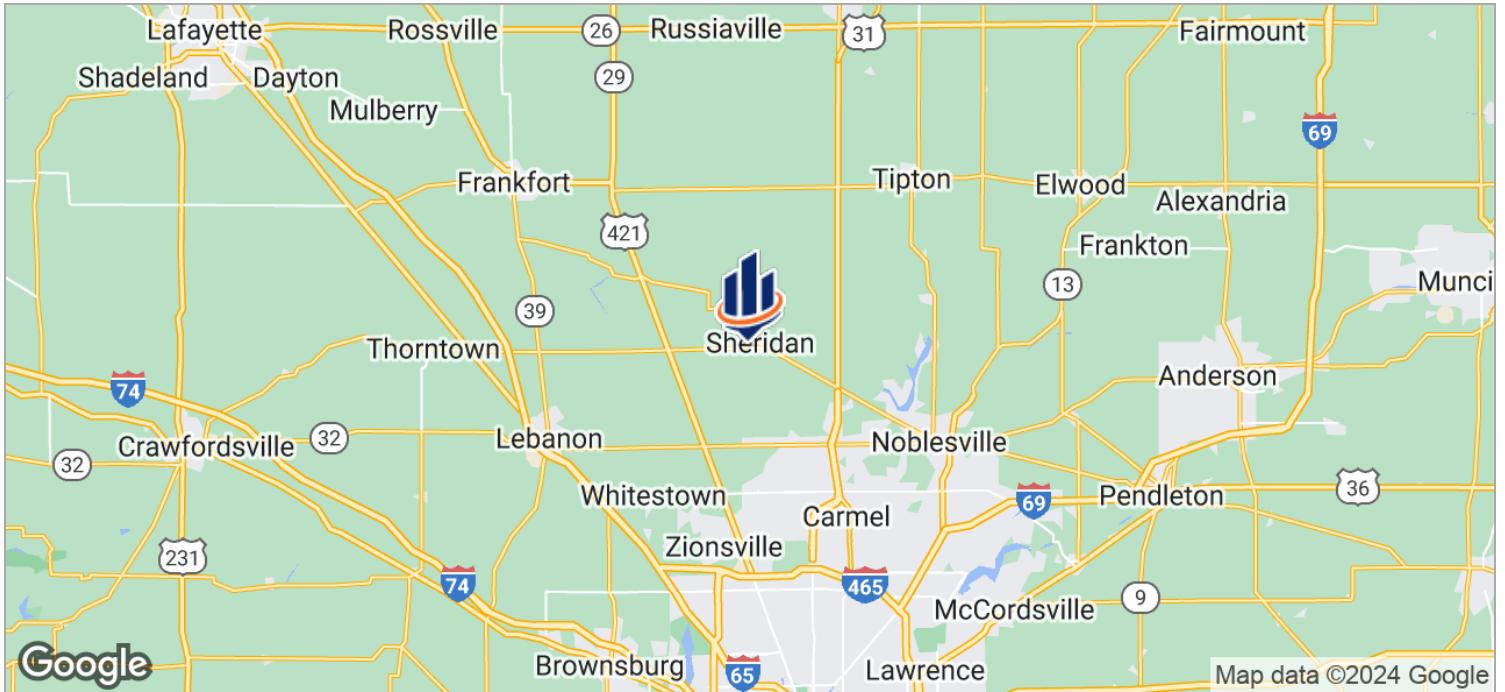
## PROPERTY DESCRIPTION

SVN | The Martin Group is pleased to present for lease Sheridan Mall located in Sheridan, IN; which services northwest Hamilton County. Currently only Suite 18 remains which is 2,016 SF. Located on the highly traveled SR 47, this shopping center is anchored by Subway and Los Cotorros Mexican Restaurant. Great uses for the center include restaurants, salons, service oriented retail, and medical oriented retail.

## LOCATION OVERVIEW

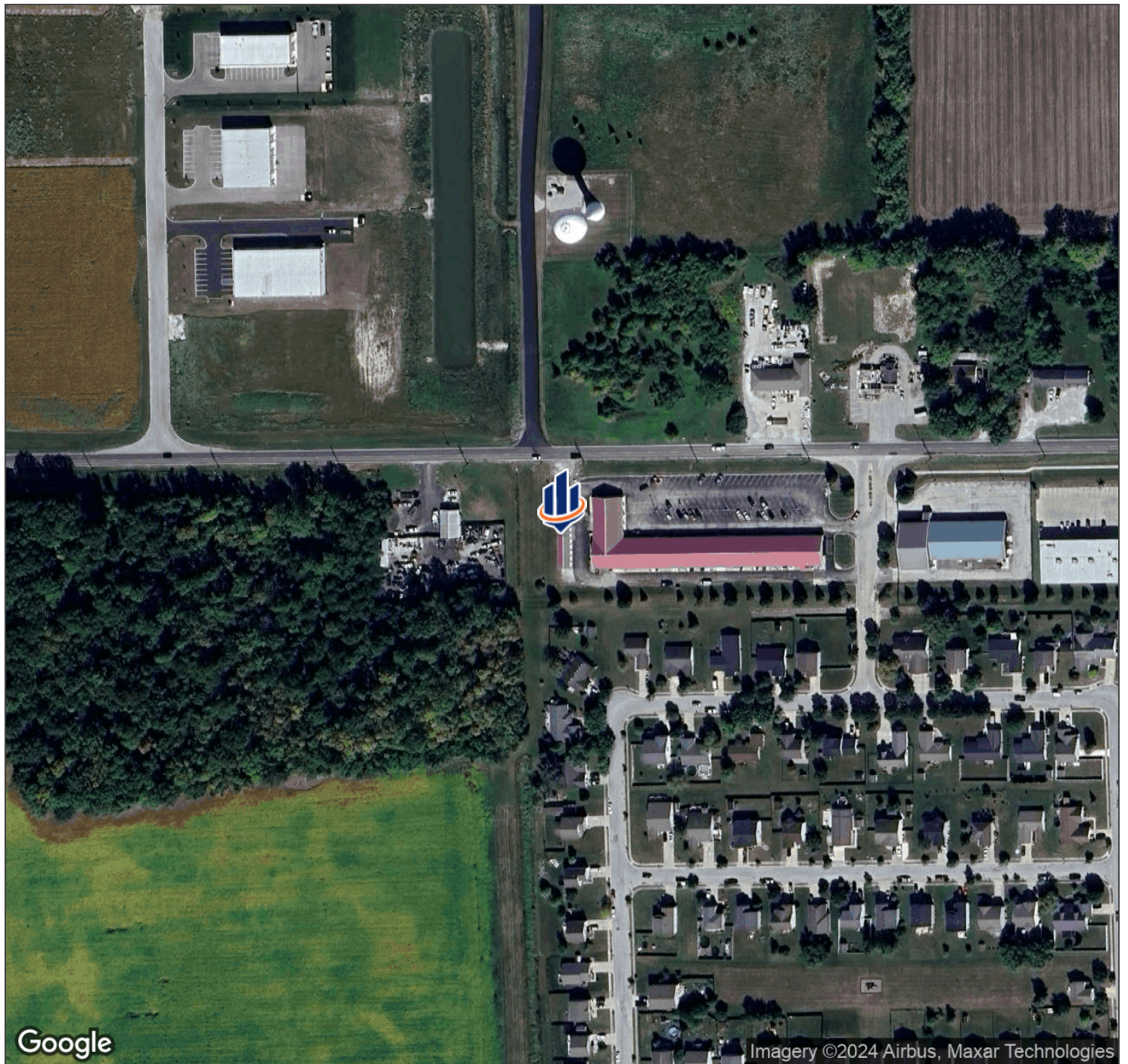
Located in Northwest Hamilton County, Sheridan Mall offers tenants great visibility along SR 47 and less than a 5 mile drive to Grand Park and the surrounding residential developments.

# Location Maps





# Aerial Map



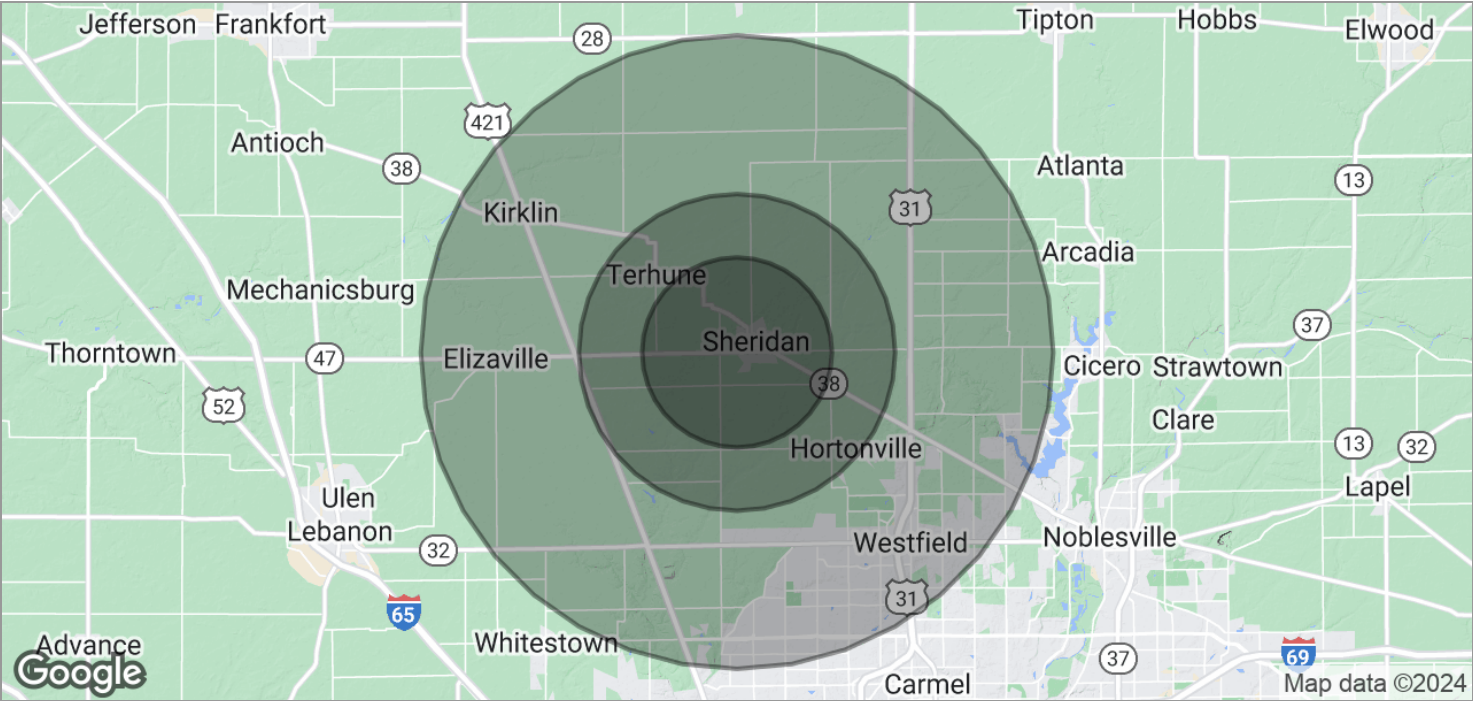
Google

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*The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and cor.*



# Demographics Map



POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	3,057	8,052	48,365
MEDIAN AGE	37.7	37.9	36.6
MEDIAN AGE (MALE)	35.9	36.1	35.4
MEDIAN AGE (FEMALE)	38.5	38.7	37.5

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,128	2,985	17,682
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$82,774	\$82,121	\$95,809
AVERAGE HOUSE VALUE		\$243,089	\$305,714

# Advisor Bio



## Andy Martin, CCIM

Managing Director  
SVN | The Martin Group

Andy Martin, CCIM is a seasoned expert in commercial real estate and a third-generation leader at SVN | The Martin Group. Working alongside his father Steve Martin and brother Alex Martin, Andy is an owner and managing director of the company. A graduate of Ball State University, Andy has built a reputation for providing exceptional service to his clients by leveraging his expertise in local markets, technology, and collaborative relationships.

Andy specializes in industrial and retail real estate. His expertise lies in helping clients buy, sell, or lease commercial real estate assets to drive value and financial growth. His clients include individual investors, investment groups, as well as larger corporations with nationwide needs. Andy's local market knowledge, sales expertise, and strong relationships with vendors and service providers have proved invaluable in providing optimal outcomes for his clients.

As a leader who values collaboration and putting his clients' needs first, Andy believes in compensated cooperation with the entire brokerage community and ensuring that their properties are seen by as many people as possible. He also values the importance of utilizing technology to provide a higher level of service for his clients, enabling his team to stay ahead of the curve in providing innovative solutions for their clients.

With a focus on growth in the industrial and retail real estate sectors, Andy Martin is well-positioned to continue innovating and providing value for clients in the years to come. With his expertise, commitment to technology, and focus on creating financial wealth for his clients, Andy Martin is a true leader in the commercial real estate industry, and a valued member of the SVN | The Martin Group legacy.

### Memberships & Affiliations

Certified Commercial Investment Member - [CCIM]  
International Council of Shopping Centers [ICSC]  
Indiana Commercial Board of REALTORS [ICBR]  
National Association of REALTORS [NAR]  
Indiana Apartment Association [IAA]

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