

2809 HIGHWAY AVE, HIGHLAND, IN 46322



For more information, please contact:

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DOWNTOWN HIGHLAND OFFICE INVESTMENT

2809 Highway Ave, Highland, IN 46322



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$450,000
Price / SF:	\$54.82
Cap Rate:	9.96%
NOI:	\$44,800
Lot Size:	0.18 Acres
Building Size:	8208 SF

PROPERTY OVERVIEW

100% occupied investment property for sale in Downtown Highland. 3 strong tenants located within the building with very low rents. Upside potential by renewals at market rates. Financials and leases provided by signing NDA. Great Cap Rate and cash on cash return. Priced to sell quickly at 10% Cap Rate with 7% vacancy factor figured into analysis.

PROPERTY HIGHLIGHTS

- 100% Leased
- Long Term Tenants
- Low Rents
- Redeveloping area
- Great Location near I-80/94 & Kennedy Interchange

AARON MCDERMOTT, CCIM

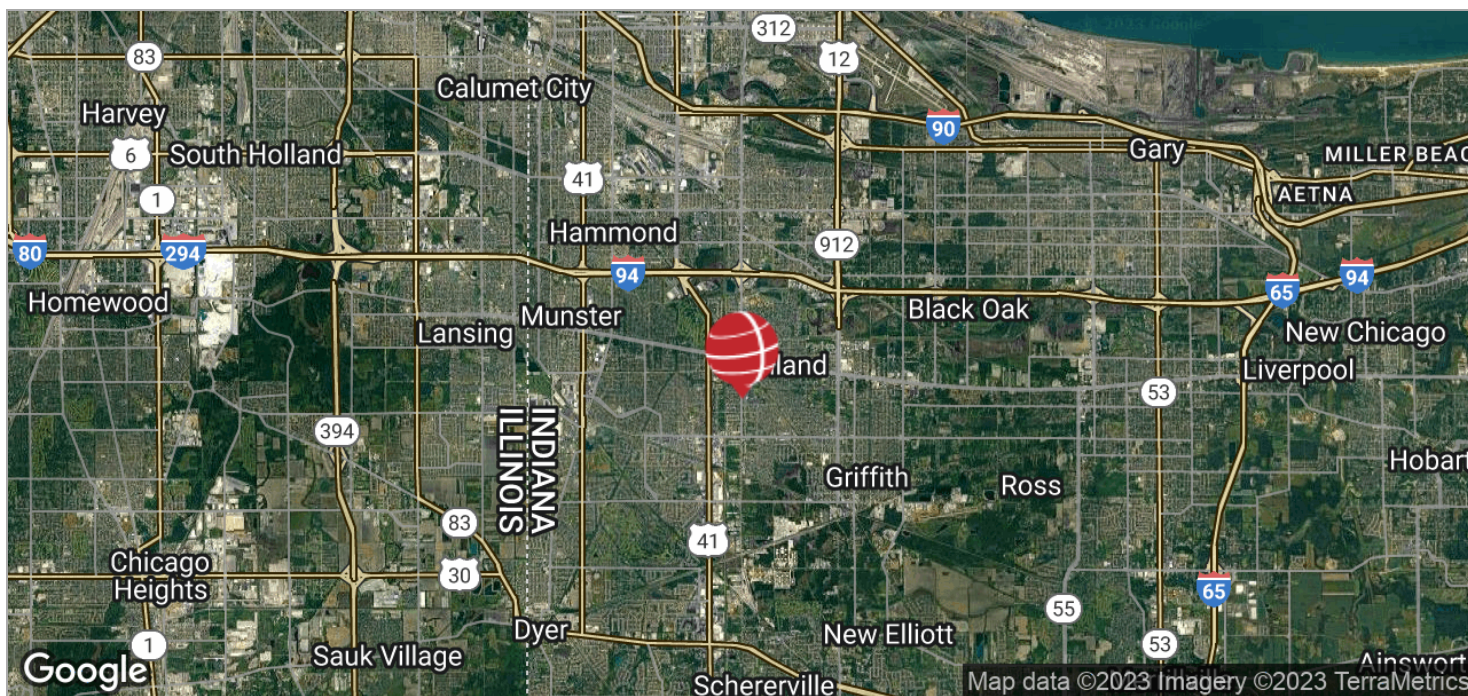
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LOCATION MAPS



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Total population	10,866	91,526	208,205
Median age	39.5	38.9	38.1
Median age (Male)	36.7	37.1	36.4
Median age (Female)	42.7	40.8	39.8

1 MILE

Total households	4,399	35,698	79,541
# of persons per HH	2.5	2.6	2.6
Average HH income	\$66,078	\$66,044	\$63,712
Average house value	\$158,582	\$176,957	\$173,018

* Demographic data derived from 2020 ACS - US Census

3 MILES

5 MILES

1 MILE

3 MILES

5 MILES