

STARBUCKS RETAIL CENTER

MULTI-TENANT RETAIL CENTER | 100% OCCUPIED | NATIONAL TENANTS | NNN LEASES

Investment Opportunity

Colliers



Executive Summary

Colliers International | Wisconsin is pleased to present the opportunity to acquire a fully occupied, national tenant retail center along a major retail corridor within the Indianapolis MSA. The subject property, 8310 Windfall Lane in Camby, Indiana, is a 5,200 square foot retail center and is 100% occupied by national tenants including Starbucks, Sport Clips and T-Mobile. The center was constructed in 2002 and features a drive-thru and outdoor seating on the Starbucks endcap. The tenants have a WALT of 4.25 years with the recent lease extension of Starbucks through March 2028.

Located just 15 miles from downtown Indianapolis, this retail center is also strategically positioned on the primary retail corridor of Camby (Highway 67) boasting traffic counts of over 36,000 VPD. The center is shadow anchored by Menards, Walmart and Meijer with additional nearby national retailers including McDonalds, Fifth Third Bank, Applebee's and many more.

Investment Highlights

- **100% occupied NNN** leased retail center with a WALT of 4.25 years
- **National credit tenants** including Starbucks, Sports Clips and T-Mobile
- Located on **outlot of Menards** and **shadow anchored by Walmart and Meijer**
- **Exceptional traffic & visibility** from Highway 67 (36,000+ VPD)
- **Drive-thru and outdoor seating** on Starbucks endcap
- Located within a **desirable retail location** along Camby's main retail corridor (Highway 67) which includes **Meijer, Walmart, Menards, Applebee's, McDonalds** and many more
- Less than **5 miles to Interstate 70**
- Located within the **Indianapolis MSA** (less than 15 miles from downtown)
- Proven **internet-resistant tenants**

Property Overview

Address	8310 Windfall Lane Camby, Indiana 46113	
Building Type	Multi-Tenant Retail	
Total Building Area	5,200 SF	
Site Area	0.98 Acres	
Year Built	2003	
Occupancy	100% (Three Tenants)	
Parking:	35 stalls (7/1,000 SF)	
Zoning:	General Business	
Tax Key:	32-16-20-226-010.000-011	
Traffic Counts:	Highway 67	36,304 VPD
	Mooresville	4,728 VPD
	County Line Rd	3,143 VPD

Pricing

\$1,813,926
(\$348.83 PSF, 6.80% cap)

**Obtain Copy of
Offering Memorandum**



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