



FOR LEASE | RETAIL

3893 W. SR 47

Sheridan, IN 46069



LEASE OVERVIEW

AVAILABLE SF:	8,125 SF
LEASE RATE:	\$5.00 SF/Yr (NNN)
LOT SIZE:	1.38 Acres
BUILDING SIZE:	8,125 SF
CEILING HEIGHT:	10.0 FT
YEAR BUILT:	2003
ZONING:	C2: General Commercial
MARKET:	Far North Hamilton County
SUB MARKET:	Sheridan

PROPERTY DESCRIPTION

This free standing retail building was built in 2003 and is situated on 1.38 acres with 34 parking spaces. It is contiguous to a new Dollar General which consists of 10,600 sf. There are certain deed restrictions on the use by prospective tenants of which interested parties should be aware. This space is well located in a high traffic center and lends itself to a wide variety of uses. Regarding restrictions, please contact Broker.



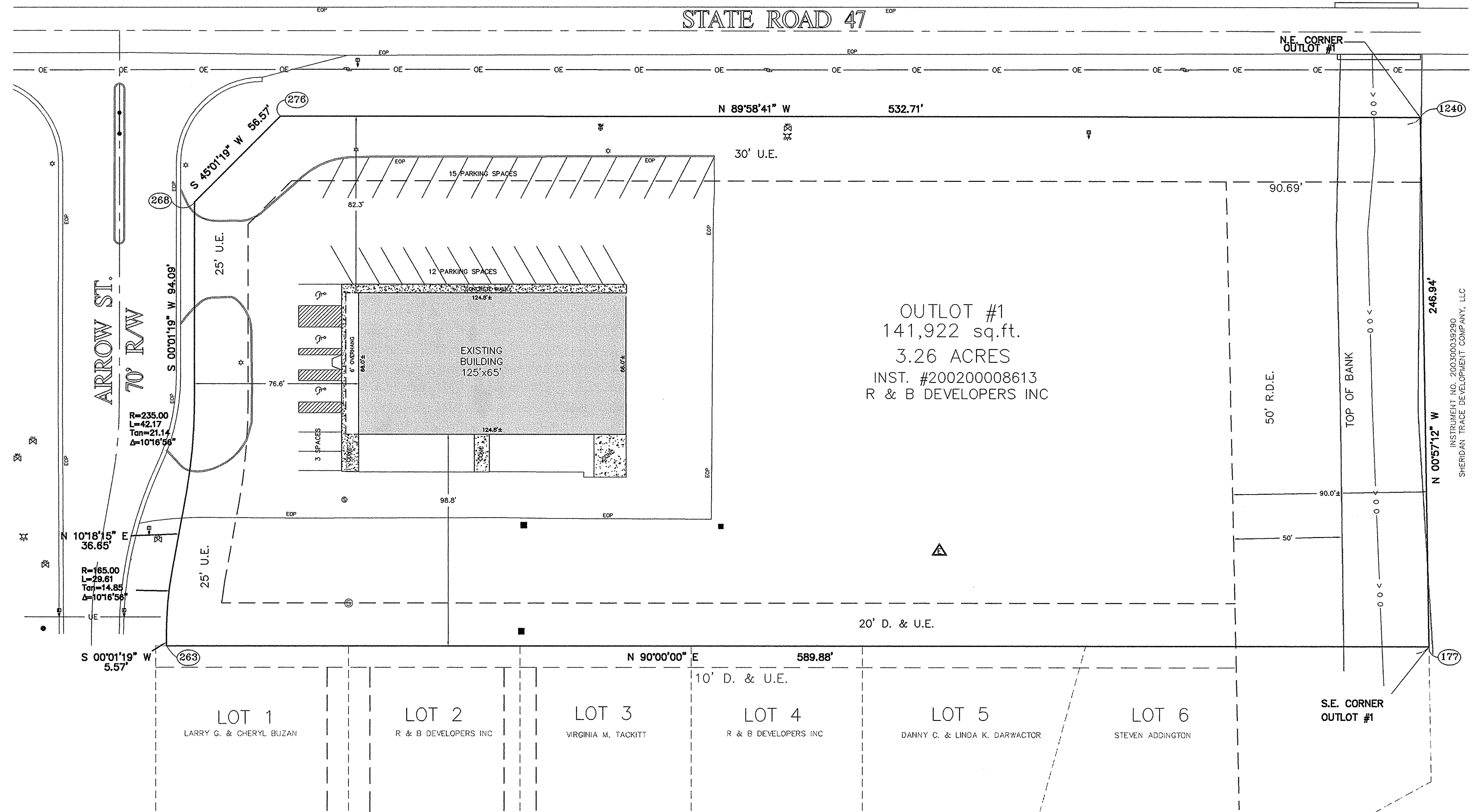
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ALTA / ACSM LAND TITLE SURVEY

OUTLOT 1 SHERIDIAN ESTATES SECTION 1-A
SHERIDIAN, INDIANA



LAND DESCRIPTION

OUTLOT 1 IN SHERIDIAN ESTATES, SECTION 1-A, AN ADDITION IN THE TOWN OF SHERIDIAN IN HAMILTON COUNTY, INDIANA, AS PER PLAT THEREOF RECORDED OCTOBER 6, 1999 IN PLAT CABINET 2, SLIDE 333 AS INSTRUMENT NO. 199909958671 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA.

SURVEYOR'S REPORT

THEORY OF LOCATION

THIS IS AN ALTA/ACSM LAND TITLE SURVEY AS ADOPTED BY AMERICAN LAND TITLE ASSOCIATION, THE AMERICAN CONGRESS ON SURVEYING & MAPPING AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS 1999. INCLUDED ARE THE FOLLOWING OPTIONAL ITEMS FROM TABLE A OF THE OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS: ITEMS 1, 3, 4, 7(A), 8, 9, 10, 11(A), AND 13. COINCIDENT WITH THE ALTA SURVEY. THIS IS ALSO A RETRACEMENT SURVEY ON THE SUBJECT PARCEL IN ACCORDANCE WITH THE REQUIREMENTS OF INDIANA ADMINISTRATIVE CODE TITLE 865, ARTICLE 1, CHAPTER 12 THAT DEFINES THE "MINIMUM STANDARDS FOR COMPETENT PRACTICE OF LAND SURVEYING."

THIS IS A RETRACEMENT SURVEY OF OUTLOT 1 IN SHERIDIAN ESTATES, SECTION 1-A, AN ADDITION IN THE TOWN OF SHERIDIAN IN HAMILTON COUNTY, INDIANA, AS PER PLAT THEREOF RECORDED OCTOBER 6, 1999 IN PLAT CABINET 2, SLIDE 333 AS INSTRUMENT NO. 199909958671 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA.

OUTLOT NUMBER 1 WAS ESTABLISHED PER RECORD PLAT BEARINGS AND DISTANCES FROM EXISTING EXTERIOR MONUMENTS AND CENTERLINE CONTROL MONUMENTS FOUND AND HELD IN SHERIDIAN ESTATES SECTION 1-A & 1-B. THE PLAT BEARING SYSTEM WAS HELD FOR THIS SURVEY.

A) AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS.

POINT # REMARKS

177,263,268 5/8" IRON ROD W/ YELLOW CAP
276,1240 STAMPED MILLER SURVEYING SET

B) OCCUPATION OR POSSESSION LINES.

POSSESSION OF THIS TRACT EXTENDS TO THE PAVEMENT OF STATE ROAD 47 TO THE NORTH, THE CURB ALONG ARROW STREET TO THE WEST, TO THE NORTH LINE OF LOTS 1 THRU 6 IN SECTION 1-A OF THIS PLAT. THE POSSESSION ON THE EAST LINE IS TO THE WEST TOP OF BANK OF THE THISTLETHWAITE DRAIN.

(THE UNCERTAINTY DUE TO INCONSISTENCIES IN LIES OF OCCUPATION ARE EQUAL TO THE DIFFERENCES SHOWN BETWEEN THE PROPERTY LINE EVIDENCE FOUND AND THE TITLE LINES RETRACED BY THIS SURVEY.)

C) CLARITY OR AMBIGUITY OF RECORD DESCRIPTIONS

THERE ARE NO TITLE "GAPS" OR "OVERLAPS" WITHIN THIS SURVEY.

D) THE THEORETICAL UNCERTAINTY OF THE MEASUREMENTS (DUE TO RANDOM ERRORS IN MEASUREMENTS) OF THE CORNERS OF THE SUBJECT TRACT ESTABLISHED BY THIS SURVEY IS WITHIN THE SPECIFICATIONS FOR A CLASS B SURVEY (0.25) FEET AS DEFINED IN IAC 865

CERTIFICATION

TO: R & B DEVELOPERS, INC., STEPHEN A. BACKER, STEWART TITLE GUARANTY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (I) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 1,3,4,7(A),8,9,10,11(A) AND 13 OF TABLE A THEREOF, AND (II) PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION THE UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

DATE: _____

SIGNED: _____
REGISTRATION NO. 20400007

STEWART TITLE GUARANTY COMPANY COMMITMENT NO. 040708605, DATED: FEBRUARY 17, 2005

REVISONS		MILLER SURVEYING INC.	
REV. DATE	BY	DESCRIPTION	

LOCATION: OUTLOT 2 SHERIDIAN ESTATES SECTION 1-A FIELD WORK COMPLETED: 3-11-05 CLIENT: COLLIER, TURLEY, MARTIN, TUCKER DESCRIPTION: ALTA SURVEY	DRAWN BY: JDH SCALE: 1" = 20' DATE: 3-14-05 JOB NUMBER: B30246A SURVEY 4 FILE: 8 SHERIDIAN	CHK'D BY: KNA FIELD BOOK: DC PAGE: SURVEY 4 FILE:
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FLOOD ZONE DEFINITION

ZONE	EXPLANATION
X	AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

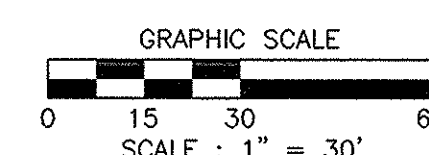
THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM AS SCALED INTERPRETATION OF FLOOD RATE MAP #18057C0025F. AREA IN ZONE "X" MAP DATED FEBRUARY 19, 2003

UTILITY NOTE

THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF EXISTING UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

LEGEND

G	UNDERGROUND GAS LINE	⊗	GAS VALVE
W	UNDERGROUND WATER LINE	⊗	FIRE HYDRANT
UE	UNDERGROUND ELECTRIC	⊗	WATER VALVE
OE	OVERHEAD ELECTRIC	⊗	WATER METER
⊠	TELECOMMUNICATIONS WARNING MARKER	⊗	SANITARY SEWER MANHOLE
⊡	FIBER OPTIC WARNING MARKER	⊗	LIFT STATION
⊢	CABLE TV WARNING MARKER	⊗	SQUARE STORM INLET
⊣	ELECTRIC WARNING MARKER	⊗	ROUND STORM INLET
⊤	GAS LINE WARNING MARKER	⊗	STORM MANHOLE
⊥	CABLE TV PEDESTAL	⊗	TELEPHONE PEDESTAL
⊦	ELECTRIC PEDESTAL	⊗	HANDHOLE / ACCESS DOOR
⊧	ELECTRIC METER	⊗	UTILITY POLE
⊨	TRANSFORMER	⊗	GUY ANCHOR
⊩	GAS METER	⊗	LIGHT POLE
---	---	⊗	SIGN
---	---	⊗	EDGE OF PAYMENT

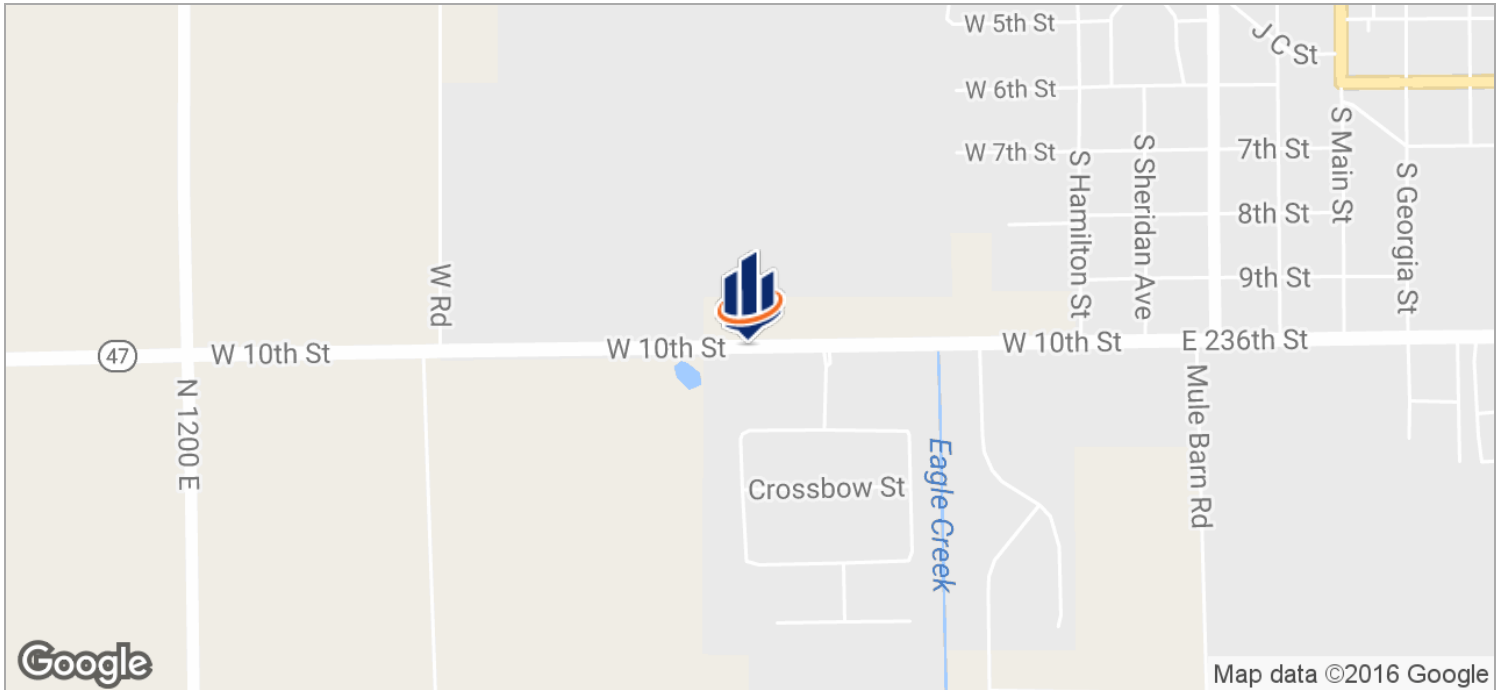




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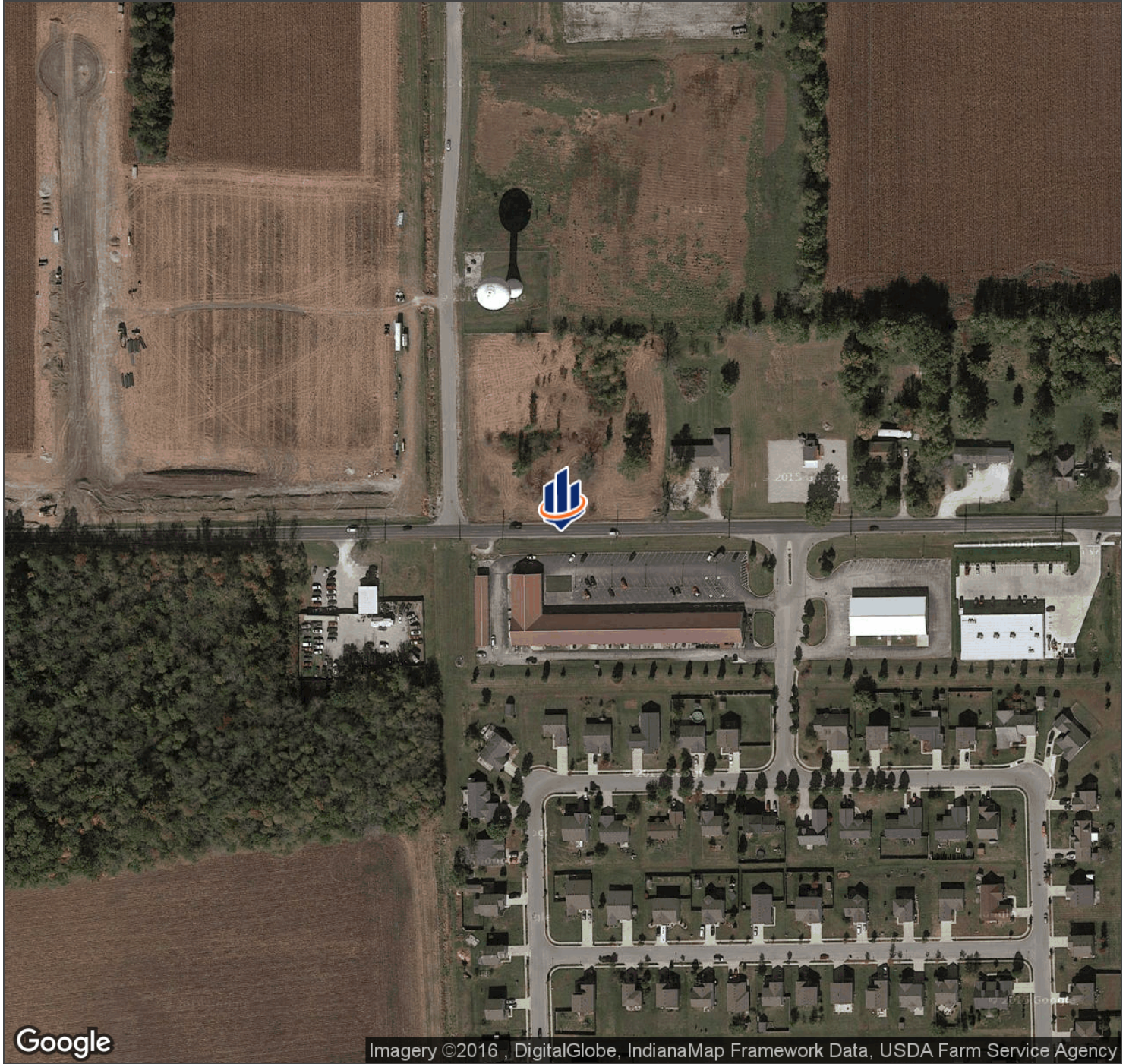
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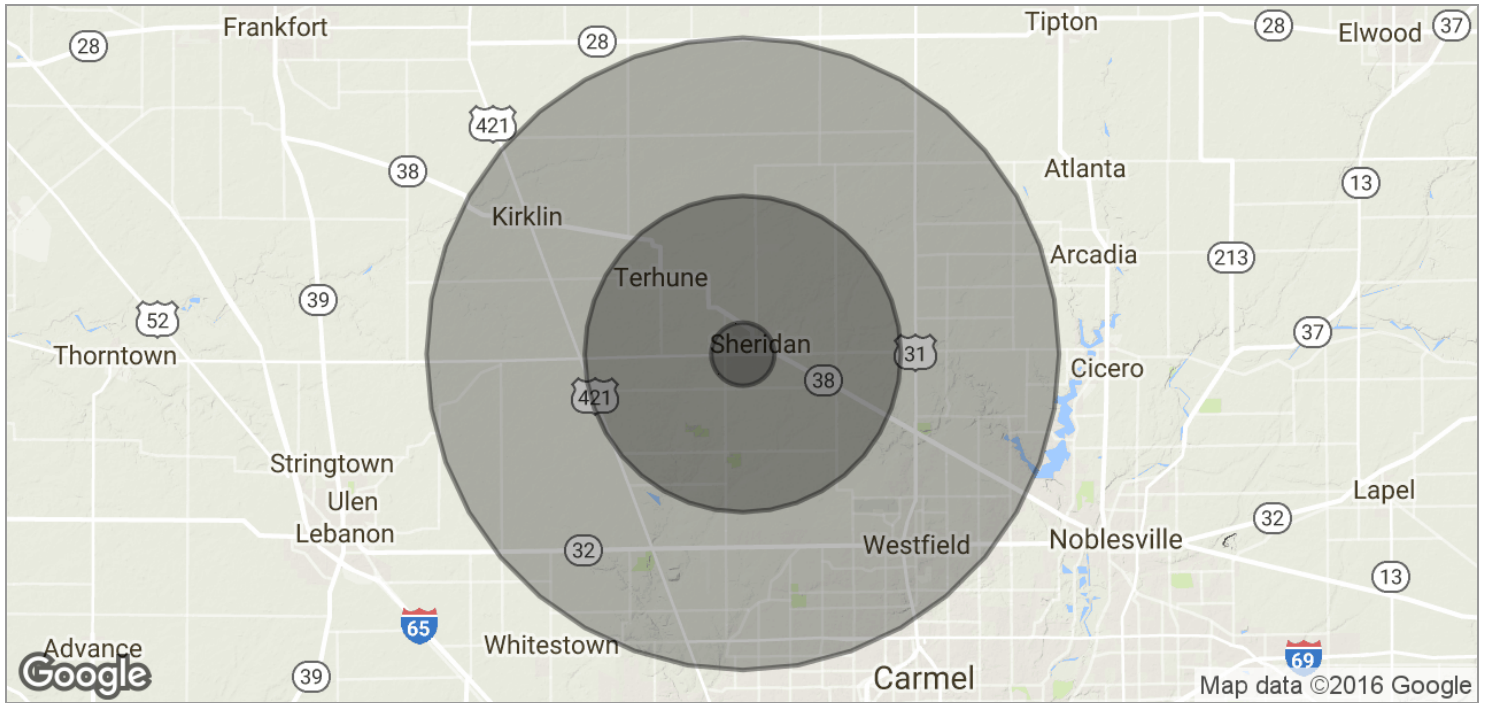
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	434	8,046	48,032
MEDIAN AGE	37.3	37.9	36.6
MEDIAN AGE (MALE)	35.4	36.1	35.3
MEDIAN AGE (FEMALE)	38.0	38.7	37.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	158	2,982	17,552
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$84,772	\$82,116	\$95,476
AVERAGE HOUSE VALUE		\$242,888	\$306,663



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David L. Bickell, CCIM

Managing Director
SVN | The Martin Group

David Bickell became a Realtor in 1967 and began his career in Commercial Real Estate in 1984. He received the CCIM designation in 1990 and has been a member of the faculty of the CCIM Institute since 1994. He has taught Commercial Investment Real Estate classes throughout the United States as well as Canada, Japan, Poland, and Korea. He is recognized as a leader within the real estate industry having served as the 2008 President of the Metropolitan Indianapolis Board of Realtors as well as the 2000 Vice-President of the CCIM Institute.

During his career in commercial real estate he has specialized in Industrial and Office properties in Central Indiana representing both Landlords and Tenants, and Sellers and Buyers. He has created several small group investments over his career. As his tenure in Commercial Real Estate has grown, he has represented investors in acquiring and disposing of income property as well as vacant ground in the "path of development"

David is a graduate of Wabash College [1967]. He served in the Army from 1968-1970 as an Artillery Officer.

His interests and hobbies are:

Golf
Private Pilot's License
Music

David is an Independent Bible Teacher and conducts a weekly Bible Study as well as speaking for Bible Conferences throughout the United States.

Memberships & Affiliations

Indiana Commercial Board of Realtors
Metropolitan Indianapolis Board of Realtors; President 2008
Realtor Foundation; President 2002, 2003
CCIM Institute 1990

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Jeffrey Lauer

Associate Advisor
SVN | The Martin Group

Jeffrey Lauer joined SVN | The Martin Group [SVN] in 2016 as an Associate Advisor specializing in the sale and leasing of retail properties in Hamilton County, Indiana.

Prior to joining SVN, Lauer worked as a contract planner for the City of Indianapolis and an associate planner for the City of Westfield. As a contract planner, Lauer worked on the Indy Rezone initiative, which over-hauled Indianapolis' zoning ordinance. As an associate planner, Lauer worked on many aspects of municipal planning, such as: plan review, crafting PUD ordinances, code enforcement, and economic development.

Lauer holds a real estate license in the State of Indiana. He attended Ball State University, where he received both his Bachelors of Urban Planning and Development [2011] and Masters of Urban and Regional Planning [2014]. He also completed courses in planning law, real estate development, and design.

Lauer is a graduate of the Hamilton County Leadership Academy [2015] and was a finalist for the Indy's Best and Brightest Awards [2015]. He retains interests in academia and is a published author as well as a finalist for the U.S. Student Fulbright Fellowship.

Lauer plays drums and percussion in the Carmel-based band Phone Club. He also enjoys sailing, racquetball, and rock climbing.

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DISCLAIMER

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This Lease Offering Brochure is a solicitation of interest only and is not an offer to lease the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to lease the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Lease Offering Brochure or making an offer to lease the Property unless and until the Owner executes and delivers a signed Real Estate Lease Agreement on terms acceptable to Owner, in Owner’s sole discretion. By submitting an offer to lease, a prospective lessee will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective lessee, any prospective lessee should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Lease Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

