

Gable Village

9719 E US Hwy 36, Avon, IN 46123

NNN INVESTMENT SALE



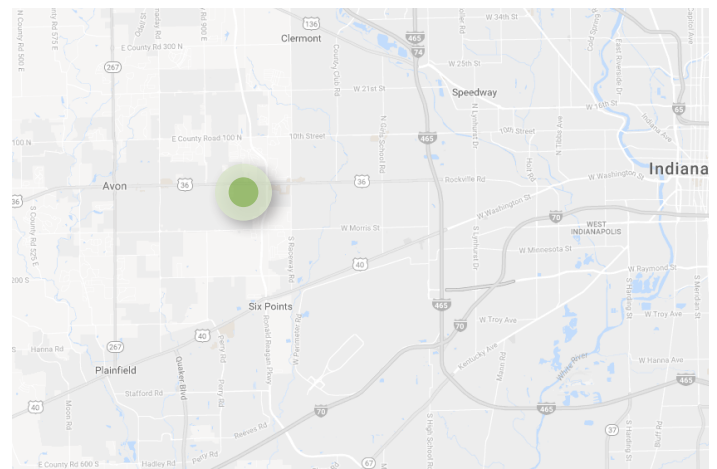
Price
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ALO Property Group is pleased to offer an investment opportunity of an existing 14,407 sf multi-tenant shopping center. Gable Village includes 6 in-place tenants all with recently commenced 10 year leases.

Two of the tenants include Ascension dba (St. Vincent Medical Group) and a free standing Starbucks both occupying approximately 60% of the property.

With over 40,000 combined ADT, direct ingress and egress, unobstructed visibility, large pylon signage, and cross access to the Walmart Supercenter, Gable Village is a one of a kind investment opportunity.



- Ascension (Moody's - Aa2) & Starbucks (Moody's A3)** - comprise almost 60% of the GLA and 76% of Gross Revenue.
- Major Retail Corridor** - Surrounding retailers include Walmart, Supercenter, Ross, ALDI, Bed Bath and Beyond, Target, Marshalls, Dick's, Regal Cinemas, and many more.
- Fully Rebuilt in 2017** - brand new construction with no deferred maintenance provides a headache free investment.
- Superior Ingress & Egress** - in a very dense trade area the property benefits from direct access from both arteries and is located at lighted intersection.
- Potential Increase in Value and Cash Flow** - from key credit tenant expanding within the shopping center.
- Rental Increases** - 2% annual increase for Ascension and 5% increase in year 6 for Starbucks.

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