

## Sheridan Mall

3901 W. Hwy 47 • Sheridan, IN 46069



### Availability Overview

Space Available	1,260 - 8,125 SF
Lease Rate	\$7.50 SF/yr Base Rent
Lease Type	Base Rent + CAM
CAM Current	\$2.60 per SF
Date Available	Immediate
Space Type	Free Standing Building; Neighborhood Center; Street Retail
Spaces available	4
Center Size	28,755 SF
Year Built	2002
Zoning	Planned Business
Market	Sheridan
Cross Streets	W 10th St & Arrow St

### Property Overview

<b>Property</b>	Suites available from 1,260 to 8,125 square feet. Dollar General Anchored Center. Terrific traffic generated by several eateries and Dollar General. Located in one of Hamilton County's rural communities which is the Retail Center of NW Hamilton County.
<b>Location</b>	Well located retail strip center includes a 2 Full service Restaurants, Subway, Spa, and Laundromat. In addition, real estate includes 10 mini storage units and a 1.5 useable acre "out parcel".

**Presented by** DAVID L. BICKELL, CCIM  
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## David L. Bickell, CCIM

### Senior Advisor

Sperry Van Ness / Martin Commercial 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 ('67). 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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