

Investment Opportunity

1026 N Mitthoefer, Indianapolis, IN 46229



For Sale

JOHN MERRILL
Owner – Merrill Property Group
P: 317-590-3046
john@merrillpropertygroup.com

MICHAEL MARLIN
Broker – Merrill Property Group
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PROPERTY OVERVIEW

This property offers a classic “hold-for-income then sell” model with built-in clarity thanks to the tenant’s purchase right after year 3. With an approximate 6,000 sf size and a full 5-year lease plus option, you gain income stability while preserving optionality. The demographic backdrop around 1026 N Mitthoefer Rd is solid with stable median income and population base within a major metro like Indianapolis. For an investor looking for a defined hold period, minimal repositioning risk, and a clear exit path, this is a well-suited opportunity.

OFFERING SUMMARY

LIST PRICE:	\$1,200,000
BUILDING SIZE:	5,908 SF
SUITES:	1
LOT SIZE:	0.74 Acres
ZONING:	C1
BUILT/RENOVATED:	1986/2025
USES:	Office/Medical Office

PROPERTY HIGHLIGHTS

- Fully leased to a desirable tenant on a 5-year term, offering immediate cash flow with a strong 10% capitalization rate
- Tenant holds a purchase option in 2028, creating flexibility for investors seeking a shorter-term hold or built-in disposition opportunity
- Hands-off investment with minimal landlord responsibilities—ideal for passive or 1031 exchange investors
- Located just off E. 10th Street near I-465 and I-70, providing excellent access to major corridors, downtown Indianapolis, and surrounding residential and commercial growth areas
- Well-maintained ±5,908 SF building with a professional office configuration suitable for healthcare, administrative, or service-based operations

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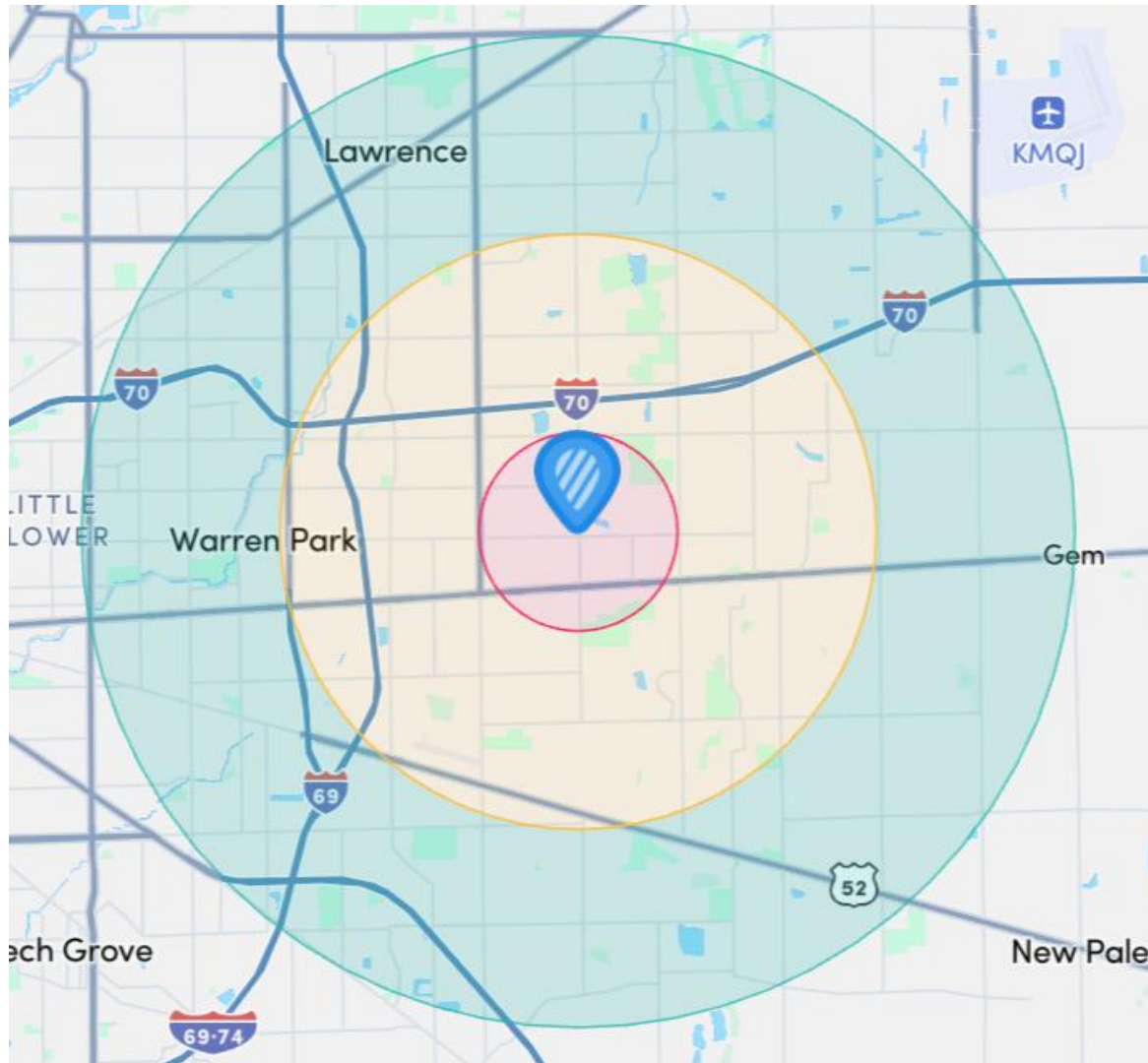
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Population	1 Mile	3 Miles	5 Miles
Male	2,587	29,029	74,393
Female	2,900	32,211	81,350
Total Population	5,487	61,240	155,743

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,190	12,778	33,599
Ages 15-24	741	8,456	20,715
Ages 25-54	2,036	23,136	61,469
Ages 55-64	675	7,539	18,102
Ages 65+	847	9,331	21,859

Income	1 Mile	3 Miles	5 Miles
Median	\$63,200	\$68,200	\$60,800
< \$15,000	180	2,019	7,318
\$15,000-\$24,999	130	1,950	6,011
\$25,000-\$34,999	224	2,265	6,168
\$35,000-\$49,999	259	2,931	7,808
\$50,000-\$74,999	453	4,175	10,412
\$75,000-\$99,999	317	3,421	7,560
\$100,000-	355	4,338	9,267
\$150,000-	59	1,435	3,314
> \$200,000	108	965	2,413

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,243	25,262	66,206
Occupied	2,087	23,498	60,271
Owner Occupied	1,201	13,538	32,523
Renter Occupied	886	9,960	27,748
Vacant	156	1,764	5,936