



CHURCHMAN HILL PLAZA

3535 S EMERSON AVE, BEECH GROVE, IN 46107

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 FORTIS NET LEASE™

INVESTMENT SUMMARY

List Price:	\$8,862,800
Current NOI:	\$686,866.41
Initial Cap Rate:	7.75%
Proforma NOI (@\$13 PSF No Nets):	\$711,085.41
Proforma Cap Rate:	8.02%
Land Acreage:	8.49
Year Built	1969 Various Renovations
Building Size:	72,983 +/- SF - <i>Confirm with Seller</i>
Price PSF:	\$121.44
Lease Type:	NN
Lease Term:	Varies by Tenant
0.66 Acre Outparcel:	Available @ \$485,000 - Contact Broker

INVESTMENT OFFERING

Fortis Net Lease is pleased to present Churchman Hill Plaza, a stabilized core-plus retail property with immediate income yield and long-term value creation optionality. The asset offers durable in-place cash flow supported by a diversified tenant roster anchored by investment-grade national credit tenants (Dollar Tree and Dollar General) alongside essential service, food, wellness, and neighborhood retail uses. Occupancy stability is reinforced by multiple tenants with 10–40+ year operating histories at the site, demonstrating long-term location viability and tenant stickiness.

The offering is priced at an 7.75% going-in cap rate based on \$686,866.41 NOI, providing a strong yield premium relative to comparable stabilized retail assets while maintaining downside protection through diversified income streams and non-discretionary tenant categories. Embedded lease escalations and rollover mark-to-market opportunities provide organic NOI growth without reliance on speculative leasing. The 8.49-acre land footprint introduces meaningful long-term optionality through potential pad site development, rent increase on lease rollovers (many tenants without option periods), redevelopment potential and leasing up vacancies, creating multiple value-creation paths beyond passive income. This land component materially enhances risk-adjusted return potential and provides a strategic hedge against long-term retail evolution.



PRICE \$8,862,800



CAP RATE 7.75%



LEASE TYPE NN



RENT INCREASES Varies by Tenant



TERM REMAINING Varies by Tenant

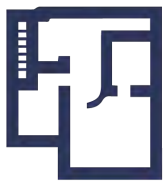
INVESTMENT HIGHLIGHTS

- **Investment-Grade National Anchors** | Dollar Tree & Dollar General, S&P 'BBB'
- **Long-Term Tenants** | Multiple 10–40+ Year Operators Demonstrating Location Durability
- **Upside Potential** | Leasing of Vacant Spaces & Converting Gross Leases to NN Leases to Recover Additional Expense Slippage
- **Diversified Tenant Mix** Across Essential Retail, Service, Food, Wellness, and Specialty Uses
- **High-Visibility Corridor** Location with Strong Commuter and Neighborhood Traffic
- **Embedded NOI Growth** via Rent Escalations, Options, and Rollover Mark-to-Market
- **Core-Plus Profile** Combining Income Security with Long-Term Value Creation Upside
- **Strategic Suburban Infill Location** Near Indianapolis with Dense Residential Support - Over 221,000 Residents within 5 Miles

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TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Phil's Enterprises	8,500	3/1/2022	4/30/2027	\$84,000	11.65	\$9.88
Dollar Tree	20,000	3/20/2022	3/31/2029	\$180,000	27.4	\$9.00
J&J Treasure Trove	7,400	1/1/2023	12/31/2028	\$62,400	10.14	\$8.43
Don's Fireworks	3,000	6/1/2016	1/31/2030	\$36,000	4.11	\$12.0
Vacant	663	-	-	-	0.91	\$0.00
Hollywood Nails	1,250	8/16/1996	6/30/2030	\$24,000	1.71	\$19.20
Wilks Barber Shop	1,200	1/27/2016	12/31/2026	\$12,600	1.64	\$10.50
H&R Block	2,400	12/5/1994	4/30/2028	\$38,400	3.29	\$16.00
Nite Owl	7,700	11/5/2012	6/30/2029	\$95,040	10.55	\$12.34
Vacant	1,200	-	-	-	1.64	\$0.00
Subway	1,200	7/28/1986	3/31/2029	\$31,740	1.64	\$26.45
Victorious Star Services	1,200	1/1/2025	12/31/2029	\$14,400	1.64	\$12.00
Sun Spa Massage	1,200	1/1/2021	12/31/2028	\$13,200	1.64	\$11.00
Dollar General	11,370	2/15/1985	3/31/2029	\$129,600	15.58	\$11.40
El Mariachi	4,700	10/1/2016	9/30/2027	\$66,000	6.44	\$13.40
Totals/Averages	72,983			\$787,380		\$13.10



TOTAL SF
72,983



TOTAL ANNUAL RENT
\$787,380



OCCUPANCY RATE
97.50%



AVERAGE RENT/SF
\$13.10



NUMBER OF TENANTS
13

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INCOME SUMMARY		PER SF
Rent	\$787,380.00	\$10.79
Reimbursements	\$118,892.62	\$1.63
Vacancy Factor Deduction	\$19,509.50	\$0.27
Gross Income	\$906,272.62	\$12.42
EXPENSE SUMMARY		PER SF
Real Estate Taxes	\$51,173.76	\$0.70
Insurance	\$38,291.50	\$0.52
CAM	\$41,329.84	\$0.57
Management (@ 5% of Gross Rent)	\$39,019.00	\$0.53
Reserves (@ \$0.20PSF)	\$14,600.00	\$0.20
Utilities	\$15,482.61	\$0.21
Gross Expenses	\$199,896.71	\$2.74
Net Operating Income	\$686,866.41	\$9.41

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 FORTIS NET LEASE™



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 **FORTIS NET LEASE™**

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	NN
Primary Lease Term:	7 Years
Taxes, Insurance & CAM:	Tenant Responsibility
HVAC:	Tenant - Maintain & Repair LL - Repairs Over \$1,000 & Replace
Roof, Structure & Parking:	Landlord Responsibility
Lease Start Date:	2/15/1985 - 40+ Years of Tenancy
Lease Expiration Date:	3/31/2029
Lease Term Remaining:	3.18 Years
Rent Increases:	26.68% on 10/1/2022; 14.29% on 4/1/2025
Renewal Options:	None
Lease Guarantor:	Corporate
Lease Guarantor Strength:	Investment Grade: S&P 'BBB'

DOLLAR GENERAL®

Save time. Save money. Every day!®

LEASE SUMMARY

Tenant:	El Mariachi
Lease Type:	Gross
Primary Lease Term:	5 Years
Taxes, Insurance & CAM:	Landlord Responsibility
HVAC:	Tenant Services & Maintains LL Replaces
Roof, Structure & Parking:	Landlord Responsibility
Lease Start Date:	3/1/2014 - 20+ Years of Tenancy
Lease Expiration Date:	9/30/2027
Lease Term Remaining:	1.68 Years
Rent Increases:	\$5,000/Month on 10/1/2022; \$5,250/Month on 10/1/2024
Renewal Options:	None
Lease Guarantor:	Personal
Lease Guarantor Strength:	Private



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LEASE SUMMARY

Tenant:	Dollar Tree
Lease Type:	NN
Primary Lease Term:	7.25 Years
Taxes, Insurance & CAM:	Tenant Responsibility
HVAC:	Tenant Responsibility
Roof, Structure & Parking:	Landlord Responsibility
Lease Start Date:	11/29/2022
Lease Expiration Date:	2/28/2030
Lease Term Remaining:	4.09 Years
Rent Increases:	\$0.50 PSF Each Option Period
Renewal Options:	Two, 5-Year Option Periods
Lease Guarantor:	Corporate
Lease Guarantor Strength:	Investment Grade Credit - S&P: 'BBB'



DOLLAR TREE

LEASE SUMMARY

Tenant:	Don's Fireworks
Lease Type:	Gross
Primary Lease Term:	1 Year
Taxes, Insurance & CAM:	Landlord Responsibility
HVAC:	Landlord Responsibility
Roof, Structure & Parking:	Landlord Responsibility
Lease Start Date:	6/1/2016 - 9+ Years of Tenancy
Lease Expiration Date:	1/31/2025
Lease Term Remaining:	-
Rent Increases:	Option Periods
Renewal Options:	None
Lease Guarantor:	Personal
Lease Guarantor Strength:	Private



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 FORTIS NET LEASE™

LEASE SUMMARY

Tenant:	H&R Block
Lease Type:	NN
Primary Lease Term:	5 Years
Taxes, Insurance & CAM:	Tenant Responsibility
HVAC:	Landlord Responsibility
Roof, Structure & Parking:	Landlord Responsibility
Lease Start Date:	12/5/1994 - 22+ Years of Tenancy
Lease Expiration Date:	4/30/2028
Lease Term Remaining:	2.26 Years
Rent Increases:	5% on 5/1/2026
Renewal Options:	None
Lease Guarantor:	H&R Block Eastern Enterprises, Inc.
Lease Guarantor Strength:	Corporate



H&R BLOCK

LEASE SUMMARY

Tenant:	Hollywood Nails
Lease Type:	NN
Primary Lease Term:	5 Years
Taxes, Insurance & CAM:	Tenant Responsibility
HVAC:	Tenant Responsibility - Capped at \$1,000 Per Incident
Roof, Structure & Parking:	Landlord Responsibility
Lease Start Date:	8/16/1996 - 29+ Years of Tenancy
Lease Expiration Date:	6/30/2030
Lease Term Remaining:	4.43 Years
Rent Increases:	None
Renewal Options:	None
Lease Guarantor:	Personal
Lease Guarantor Strength:	Private

HOLLYWOOD NAILS

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LEASE SUMMARY

Tenant:	Wilk's Barber Shop
Lease Type:	Gross
Primary Lease Term:	5 Years
Taxes, Insurance & CAM:	Landlord Responsibility
HVAC:	Landlord Responsibility - Capped \$1,000/Per Incident for Tenant
Roof, Structure & Parking:	Landlord Responsibility
Lease Start Date:	1/27/2016 -9+ Years of Tenancy
Lease Expiration Date:	12/31/2026
Lease Term Remaining:	0.93 Years
Rent Increases:	None
Renewal Options:	None
Lease Guarantor:	Personal
Lease Guarantor Strength:	Private



LEASE SUMMARY

Tenant:	Nite Owls Bar & Grill
Lease Type:	NN
Primary Lease Term:	5 Years
Taxes, Insurance & CAM:	Tenant Responsibility
HVAC:	Tenant Up to \$1,500; Landlord Over \$1,500
Roof, Structure & Parking:	Landlord Responsibility
Lease Start Date:	11/15/2012 - 13+ Years of Tenancy
Lease Expiration Date:	6/30/2029
Lease Term Remaining:	Varies by Tenant
Rent Increases:	15% at Option Period
Renewal Options:	1, 5-Year Option Period
Lease Guarantor:	Personal
Lease Guarantor Strength:	Private



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LEASE SUMMARY

Tenant:	J&J Treasure Trove
Lease Type:	Gross
Primary Lease Term:	3 Years
Taxes, Insurance & CAM:	Landlord Responsibilities
HVAC:	Tenant Responsibility - Service & Maintenance
Roof, Structure & Parking:	Landlord Responsibility
Lease Start Date:	1/1/2023
Lease Expiration Date:	12/31/2028
Lease Term Remaining:	2.75 Years
Rent Increases:	None
Renewal Options:	None
Lease Guarantor:	Personal
Lease Guarantor Strength:	Private



LEASE SUMMARY

Tenant:	Subway
Lease Type:	NN
Primary Lease Term:	Varies by Tenant
Taxes, Insurance & CAM:	Roof, Structure & Parking
HVAC:	New HVAC Installed by Tenant
Roof, Structure & Parking:	Landlord Responsibility
Lease Start Date:	7/28/1986 - 40 Yrs of Tenancy
Lease Expiration Date:	3/31/2026
Lease Term Remaining:	3.18 Years
Rent Increases:	15% Each Option Period
Renewal Options:	2, 3-Year Option Periods
Lease Guarantor:	Corporate
Lease Guarantor Strength:	Corporate



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LEASE SUMMARY

Tenant:	Phil's Enterprises, LLC
Lease Type:	Gross Lease
Primary Lease Term:	5 Years
HVAC:	Landlord Responsibility
Taxes, Insurance & CAM:	Landlord Responsibility
Roof, Structure & Parking:	Landlord Responsibility
Lease Start Date:	5/1/2022
Lease Expiration Date:	4/30/2027
Lease Term Remaining:	1.25 Years
Rent Increases:	None
Renewal Options:	None
Lease Guarantor:	Personal
Lease Guarantor Strength:	Private

LEASE SUMMARY

Tenant:	Victorious Star Services
Lease Type:	Gross
Primary Lease Term:	Varies by Tenant
HVAC:	Tenant Under \$1,500 LL Over \$1,500
Taxes, Insurance & CAM:	Landlord Responsibility
Roof, Structure & Parking:	Landlord Responsibility
Lease Start Date:	1/1/2025
Lease Expiration Date:	12/31/2029
Lease Term Remaining:	4.75 Years
Rent Increases:	None
Renewal Options:	None
Lease Guarantor:	Personal
Lease Guarantor Strength:	Private



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- Hygiene Assistance
- Grocery Shopping
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- Companion Care

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LEASE SUMMARY

Tenant:	Sun Spa Massage
Lease Type:	Gross
Primary Lease Term:	5 Years
Taxes, Insurance & CAM:	Landlord Responsibility
HVAC:	Tenant Responsibility - Service & Maintenance
Roof, Structure & Parking:	Landlord Responsibility
Lease Start Date:	1/1/2021
Lease Expiration Date:	12/31/2028
Lease Term Remaining:	2 Years
Rent Increases:	None
Renewal Options:	None
Lease Guarantor:	Personal
Lease Guarantor Strength:	Private





OVERVIEW

Company:	Dollar Tree
Founded:	1986
Total Revenue:	\$22.25 Billion
Net Income:	\$1.714 Billion
Headquarters:	Chesapeake, Virginia
Website:	www.DollarTree.com

TENANT HIGHLIGHTS

- \$20+ Billion Market Capital in 2018
- Same Store Sales Increases 3.7% in 2017
- Ranked #136 on Fortune 500
- Recently Opened it's 15,000th store in the USA
- Boasts a staggering revenue exceeding \$5.5 billion

RENT SCHEDULE

LEASE START	LEASE END	ANNUAL RENT	MONTHLY RENT	% INC
11/29/2022	2/28/2030	\$180,000	\$15,000	-
Option 1	2/28/2035	\$190,000	\$15,833	5.56%
Option 2	2/28/2040	\$200,000	\$16,667	5.26%

VIDEO

DOLLAR TREE - TENANT OVERVIEW

Dollar Tree, Inc. operates discount retail stores in the United States and Canada. The company operates in two segments, Dollar Tree and Family Dollar. The Dollar Tree segment offers merchandise at the fixed price of \$1.00. It provides consumable merchandise, including candy and food, and health and beauty care products, as well as everyday consumables, such as household paper and chemicals, and frozen and refrigerated food; various merchandise.

This segment operates under the Dollar Tree, Dollar Tree Canada, Deals, and Dollar Tree Deals brands, as well as 10 distribution centers in the United States and 2 in Canada, and a store support center in Chesapeake, Virginia. A Fortune 500 Company, Dollar Tree is headquartered in Chesapeake, Virginia and was founded in 1953. The name of the company Only \$1.00 was changed to Dollar Tree Stores in 1993 and, shortly thereafter, in 1995, the company went public with a market value of \$225 million. Today, Dollar Tree is a \$20+ billion dollar company and a premier operator in its industry.



OVERVIEW

Company:	Dollar General
Founded:	1939
Total Revenue:	\$21.96B
Net Income:	\$1.25B
Net Worth:	\$25.60B
Headquarters:	Goodlettsville, TN
Website:	www.DollarGeneral.com

TENANT HIGHLIGHTS

- Investment Grade "BBB" Rating
- Ranked #128 on Fortune 500
- \$21.986 Billion Fiscal Year 2017
- 7.94% Increase in Sales from 2016 to 2017
- 7.55% Increase in Gross Profit from 2016 to 2017
- Dollar General Reported 28 Consecutive Quarter of Same Store Sales Growth

RENT SCHEDULE

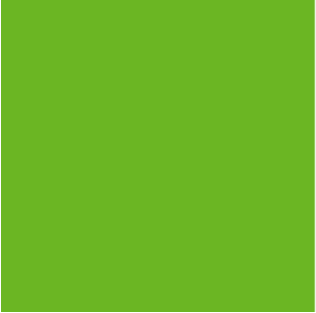
LEASE START	LEASE END	ANNUAL RENT	MONTHLY RENT
2/15/1985	3/31/2029	\$129,600	\$10,800

VIDEO

DOLLAR GENERAL – TENANT OVERVIEW

Dollar General is the largest “small box” discount retailer in the United States. Headquartered in Goodlettsville, TN, the company was established in 1939. There are more than 14,000 stores with more than 114,000 employees, located across 43 states. Dollar General has more retail locations than any retailer in America. The Dollar General store format has typically been in rural and suburban markets, now they are expanding into more densely populated areas. Opening over 900 stores in 2017, with an expected 1,000 opening for 2018. The Dollar General strategy is to deliver a hassle-free experience to consumers, by providing a carefully edited assortment of the most popular brands in both retail and consumer products.

The company launched a successful IPO in 2009 (NYSE: DG). In March, 2014 Dollar General reported record sales, operating profit and net income. Most recently the year end 2017 sales rose by 7.94%, in comparison to year end 2016, to \$21.986 Billion. During the same time period, same store sales continued their growth trend. Dollar General's net income and diluted earnings per share (EPS) for year end 2017 was \$1.251 million and \$4.51, respectively. Dollar General is ranked #128 on the Fortune 500, an 11 spot jump from the previous year ranking.



H&R BLOCK

OVERVIEW

Company:	H&R Block
Founded:	1955
Total Revenue:	\$3.16B
Net Income:	\$752M
Total Assets:	\$3.14B
Headquarters:	Kansas City, MO
Website:	HRBlock.com

TENANT HIGHLIGHTS

- H&R Block has 70,000 tax pros
- 10,000 U.S. retail tax offices
- Started by brothers Henry W. Bloch and Richard Bloch in 1855.
- H&R Block acquired MECA Software, the company that created the TaxCut software
- It filed 23 million tax returns worldwide in 2016

RENT SCHEDULE

LEASE START	LEASE END	ANNUAL RENT	MONTHLY RENT	% INC
12/5/1994	4/30/2026	\$38,400	\$3,200	-
5/1/2026	4/30/2028	\$40,320	\$3,360	5%

VIDEO

H&R BLOCK – TENANT OVERVIEW

H&R Block, Inc., or H&R Block, is an American tax preparation company operating in North America, Australia, and India. The company was founded in 1955 by brothers Henry W. Bloch and Richard Bloch.

As of 2018, H&R Block operates approximately 12,000 retail tax offices staffed by tax professionals worldwide. It also offers consumer tax software as well as online tax preparation and electronic filing from their website. The Kansas City-based company also offers payroll, and business consulting services.

During World War II, Henry W. Bloch was a young Army Air Forces navigator who wanted to start a family business with his brothers in Kansas City. Home from the war in 1946, Henry saw a pamphlet suggesting a bright future for companies serving small businesses, and it sparked his imagination. That year, Henry and his older brother, Leon, borrowed \$5,000 and opened a small bookkeeping business on Main Street in downtown Kansas City. However, four months later, they had few clients and Leon decided to seek a law degree.



OVERVIEW

Company:	El Mariachi - Mexican Restaurant
Founded:	2014
Total Revenue:	Private
Net Income:	Private
Net Worth:	Private
Website:	www.https://www.elmariachi-bg.com/

TENANT HIGHLIGHTS

- Long Term Tenant Since 2014 | Multiple Extensions
- Established local Mexican restaurant with daily, non-seasonal dining demand
- Strong neighborhood integration and repeat-customer patronage
- Consistent lunch and dinner traffic across multiple dayparts
- Community-oriented concept supporting long-term operating stability
- Reliable contributor to daily foot traffic and dwell time

RENT SCHEDULE

ORIGINAL LEASE START	LEASE END	ANNUAL RENT	MONTHLY RENT
3/1/2014	9/30/2027	\$63,000	\$5,250

VIDEO

EL MARIACHI - TENANT OVERVIEW

El Mariachi is a locally established, full-service Mexican restaurant concept that operates as a community-oriented dining destination within the Beech Grove market. The restaurant emphasizes traditional Mexican cuisine, consistent dine-in traffic, and repeat local patronage, positioning it as a stable neighborhood anchor rather than a transient food use. With a business model centered on everyday dining demand, family dining, and social gatherings, El Mariachi benefits from daily, non-seasonal customer flow, strong word-of-mouth loyalty, and routine visitation patterns that support predictable operating performance. Its positioning as a local brand—rather than a national chain—adds authenticity and neighborhood relevance to the tenant mix.

Within the shopping center, El Mariachi serves as a reliable daily traffic generator that drives consistent visitation across lunch and dinner dayparts, creating steady cross-shopping opportunities for surrounding tenants. As a food-and-beverage use, it increases dwell time, parking turnover, and visit frequency, strengthening overall foot traffic patterns throughout the week rather than only during peak retail periods. The restaurant enhances the center’s tenant diversification by balancing service, retail, and destination uses, contributing to a more resilient traffic profile and supporting the shopping center’s long-term leasing strength, tenant synergy, and overall investment attractiveness.



OVERVIEW

Company:	Don's Fireworks
Founded:	2016
Total Revenue:	Private
Net Income:	Private
Net Worth:	Private
Website:	

TENANT HIGHLIGHTS

- Operating at the center since 2016, reflecting long-term stability and customer loyalty
- Destination-oriented specialty retailer with strong holiday-driven demand cycles
- Multi-location Central Indiana operator with established regional brand recognition
- Permit-driven business model creating regulatory barriers to entry
- Seasonal traffic surges that generate incremental cross-shopping activity

RENT SCHEDULE

ORIGINAL LEASE START	LEASE END	ANNUAL RENT	MONTHLY RENT
6/1/2016	1/31/2025	\$32,000	\$2,667

VIDEO

DON'S FIREWORKS – TENANT OVERVIEW

Don's Fireworks is an established specialty fireworks retailer that has operated at the Beech Grove location since 2016, building a loyal regional customer base and brand recognition within the greater Indianapolis market. The business focuses on curated product depth and seasonal inventory scale, positioning itself as a destination-oriented retail concept rather than a convenience purchase location. As part of a broader multi-location footprint in Central Indiana, Don's Fireworks benefits from operational experience, repeat-customer demand, and strong holiday-driven sales cycles tied to nationally recognized celebration periods. The tenant's longevity, niche positioning, and regulatory-permitted business model reflect a stable, compliant operator with a defined customer segment and consistent seasonal relevance.

Within the shopping center, Don's Fireworks functions as a high-quality specialty traffic generator that expands the trade radius beyond immediate neighborhood demand. Its destination-driven customer base creates incremental foot traffic and cross-shopping activity for adjacent tenants during peak periods, while its unique retail category diversifies the tenant mix and enhances merchandising balance. By contributing seasonal traffic surges, non-correlated retail demand, and brand visibility along the Emerson Avenue corridor, Don's Fireworks adds measurable value to overall center performance—supporting tenant synergy, leasing velocity, and long-term investment appeal without creating reliance risk for the asset.

HOLLYWOOD NAILS

OVERVIEW

Company:	Hollywood Nails
Founded:	2006
Total Revenue:	Private
Net Income:	Private
Net Worth:	Private
Website:	https://maby.us/hollywood-nails-45624

TENANT HIGHLIGHTS

- Tenant Since 2006 | Multiple Lease Extensions
- High-frequency, appointment-driven personal services tenant
- Repeat-visit business model built on routine customer service cycles
- Stable local demand for everyday lifestyle services
- Predictable, non-seasonal traffic patterns
- Supports consistent daily visitation at the center

RENT SCHEDULE

ORIGINAL LEASE START	LEASE END	ANNUAL RENT	MONTHLY RENT
8/16/1996	6/30/2030	\$24,000	\$2,000



HOLLYWOOD NAILS – TENANT OVERVIEW

Hollywood Nails is a personal services tenant providing professional nail care and beauty services that cater to recurring, appointment-driven demand within the Beech Grove trade area. The business model is built on high-frequency customer visits, repeat clientele, and routine service cycles, positioning the salon as a daily-needs lifestyle service provider rather than discretionary retail. As a service-oriented concept, Hollywood Nails benefits from stable local demand, predictable customer traffic patterns, and long-term client relationships that support consistent operating performance and revenue continuity.

Within the shopping center, Hollywood Nails functions as a steady, non-seasonal traffic generator that increases visit frequency and repeat trips to the property. Its appointment-based model creates reliable foot traffic throughout the week, supporting cross-shopping for neighboring tenants and strengthening daily parking turnover. As part of the overall tenant mix, the salon enhances service-use diversification, helping balance specialty retail and food uses with essential personal care services—contributing to tenant synergy, leasing stability, and the long-term performance and marketability of the shopping center as an investment asset.



OVERVIEW

Company:	Wilk's Barbershop
Founded:	2016
Total Revenue:	Private
Net Income:	Private
Net Worth:	Private
Website:	https://wilks-barbershop.whereee.com/

TENANT HIGHLIGHTS

- Long Term Tenant Since 2016 | Multiple Lease Extensions
- Community-based grooming services provider with repeat-visit demand
- High-frequency service use tied to essential personal care needs
- Loyal local customer base and routine visitation patterns
- Stable, service-oriented operating model
- Generates consistent weekday and weekend traffic flow

RENT SCHEDULE

ORIGINAL LEASE START	LEASE END	ANNUAL RENT	MONTHLY RENT
1/27/2016	12/31/2026	\$12,600	\$1,050



WILKS BARBERSHOP – TENANT OVERVIEW

Wilks Barbershop is a locally operated grooming and personal care business providing traditional barbering services that serve the daily lifestyle needs of the surrounding Beech Grove community. The shop’s business model is built on repeat visitation, long-term client relationships, and routine service demand, positioning it as a high-frequency, service-based tenant rather than discretionary retail. With consistent demand drivers tied to personal care necessities, Wilks Barbershop benefits from stable local patronage, predictable customer traffic, and strong neighborhood integration, reinforcing its role as a durable in-line service operator within the center.

Within the shopping center, Wilks Barbershop acts as a reliable traffic stabilizer, generating consistent daily visits and repeat customer flows that enhance overall foot traffic patterns. Its routine-visit model supports cross-shopping with adjacent tenants and contributes to steady parking turnover throughout the week. As part of the tenant mix, the barbershop strengthens service-oriented diversification, balancing destination and specialty retail with essential personal care uses—supporting tenant synergy, leasing resilience, and the long-term investment appeal of the shopping center without introducing dependency risk.



OVERVIEW

Company:	Nite Owl Bar & Grill
Founded:	2012
Total Revenue:	Private
Net Income:	Private
Net Worth:	Private
Website:	https://www.niteowlsbar.com/nite-owls

TENANT HIGHLIGHTS

- Long Term Tenant Since 2012 | Multiple Lease Extensions
- Neighborhood bar-and-grill with strong local patronage
- Evening and weekend-focused traffic profile
- Social and community gathering destination
- Loyal repeat customer base
- Extends center activity into evening and nighttime hours

RENT SCHEDULE

ORIGINAL LEASE START	LEASE END	ANNUAL RENT	MONTHLY RENT	% INC
11/15/2012	6/30/2029	\$95,040	\$7,920	-
Option 1	7/1/2034	\$109,296	\$9,108	15%

VIDEO

NITE OWLS BAR & GRILL – TENANT OVERVIEW

Nite Owl’s Bar & Grill is a locally established neighborhood bar-and-grill concept that serves as a social and community gathering destination within the Beech Grove market. The business model is centered on casual dining, beverage service, and evening-focused traffic, capturing demand from local residents, workers, and nearby commuters seeking a relaxed, familiar venue. With a focus on repeat patronage, social events, and consistent evening and weekend visitation, Nite Owl’s benefits from a loyal customer base and steady demand drivers tied to everyday leisure and dining behaviors rather than seasonal retail cycles.

Within the shopping center, Nite Owl’s Bar & Grill functions as a strong evening and nighttime traffic generator, extending activity hours beyond traditional retail dayparts and enhancing overall property utilization. Its later operating hours increase parking turnover, dwell time, and visit frequency, supporting cross-traffic for adjacent tenants and strengthening the center’s activity profile throughout the day and evening. As part of a diversified tenant mix, Nite Owl’s contributes to daypart balance and use diversity, complementing retail and service tenants while enhancing the center’s visibility, vibrancy, and long-term leasing strength and investment appeal.



OVERVIEW

Company:	J&J Treasure Trove
Founded:	2013
Total Revenue:	Private
Net Income:	Private
Net Worth:	Private
Website:	https://www.jandjtreasuretrove.com/

TENANT HIGHLIGHTS

- Long Term Tenant Since 2013 | Multiple Lease Extensions
- Discovery-driven resale and specialty retail concept
- High repeat-visit behavior due to rotating inventory
- Broad demographic appeal (value shoppers, collectors, casual browsers)
- Destination-style specialty shopping experience
- Increases dwell time and visit frequency

RENT SCHEDULE

ORIGINAL LEASE START	LEASE END	ANNUAL RENT	MONTHLY RENT
1/1/2023	11/30/2025	\$62,400	\$5,200



J&J TREASURE TROVE – TENANT OVERVIEW

J&J Treasure Trove is a specialty resale and variety retail concept that operates as a discovery-driven shopping destination, offering a rotating mix of secondhand goods, collectibles, household items, and unique merchandise. The store’s business model is built around inventory turnover, value-oriented pricing, and the “treasure hunt” retail experience, which encourages repeat visits and frequent customer return behavior. This type of retail format attracts a broad customer demographic—from value-focused shoppers to collectors and casual browsers—supporting consistent foot traffic driven by curiosity, product turnover, and repeat visitation rather than single-purpose trips.

Within the shopping center, J&J Treasure Trove functions as a destination-style specialty retailer that increases visit frequency and dwell time as customers spend longer periods browsing and exploring inventory. Its discovery-based retail model naturally supports cross-shopping with adjacent tenants, as shoppers often combine visits with dining, services, and convenience retail uses. By adding a non-traditional retail category to the tenant mix, J&J Treasure Trove enhances merchandising diversity and experiential retail appeal, strengthening the center’s overall positioning, tenant synergy, and long-term leasing attractiveness without creating reliance risk for the asset.



OVERVIEW

Company:	Subway
Founded:	1965
Total Revenue:	Private
Net Income:	Private
Net Worth:	Private
Headquarters:	Miami, FL & Shelton, CT
Website:	https://restaurants.subway.com/united-states/in/beeched-grove/3535-south-emerson-ave

TENANT HIGHLIGHTS

- Long Term Tenant with Original Lease Commencement in 1986
- Nationally recognized QSR brand with strong consumer familiarity
- High-volume, everyday dining demand
- Consistent multi-daypart traffic (lunch, dinner, convenience visits)
- Standardized franchise operating model
- Reliable daily traffic anchor for the center

RENT SCHEDULE

ORIGINAL LEASE START	LEASE END	ANNUAL RENT	MONTHLY RENT
7/28/1986	3/31/2029	\$31,740	\$2,645



SUBWAY – TENANT OVERVIEW

Subway is a nationally recognized quick-service restaurant (QSR) brand with a long-standing operating history and one of the largest global restaurant footprints in the industry. The concept is built on high-volume, everyday dining demand, fast service, and consistent brand recognition, serving a broad customer demographic across breakfast, lunch, and dinner dayparts. As a franchise-based model, Subway benefits from standardized operations, supply-chain efficiencies, and proven unit-level performance metrics, positioning it as a stable, repeat-visit food tenant with predictable traffic patterns and strong consumer familiarity.

Within the shopping center, Subway functions as a reliable daily traffic anchor that drives consistent visitation throughout the day, generating regular parking turnover and cross-shopping activity for adjacent tenants. Its quick-service format supports short dwell-time visits that increase overall site circulation and convenience-driven trips to the property. As part of the tenant mix, Subway strengthens daypart balance and traffic consistency, complementing destination, service, and specialty retail uses while enhancing the center’s overall accessibility, visibility, and long-term investment profile.



OVERVIEW

Company:	Sun Spa Massage
Founded:	2021
Total Revenue:	Private
Net Income:	Private
Net Worth:	Private
Website:	https://www.yelp.com/biz/sun-spa-beech-grove

TENANT HIGHLIGHTS

- Wellness and personal care services tenant
- Appointment-based, repeat-client business model
- Routine, non-seasonal service demand
- Stable local customer base
- Consistent weekday and weekend visitation

RENT SCHEDULE

ORIGINAL LEASE START	LEASE END	ANNUAL RENT	MONTHLY RENT
1/1/2021	12/31/2028	\$13,200	\$1,100

VIDEO

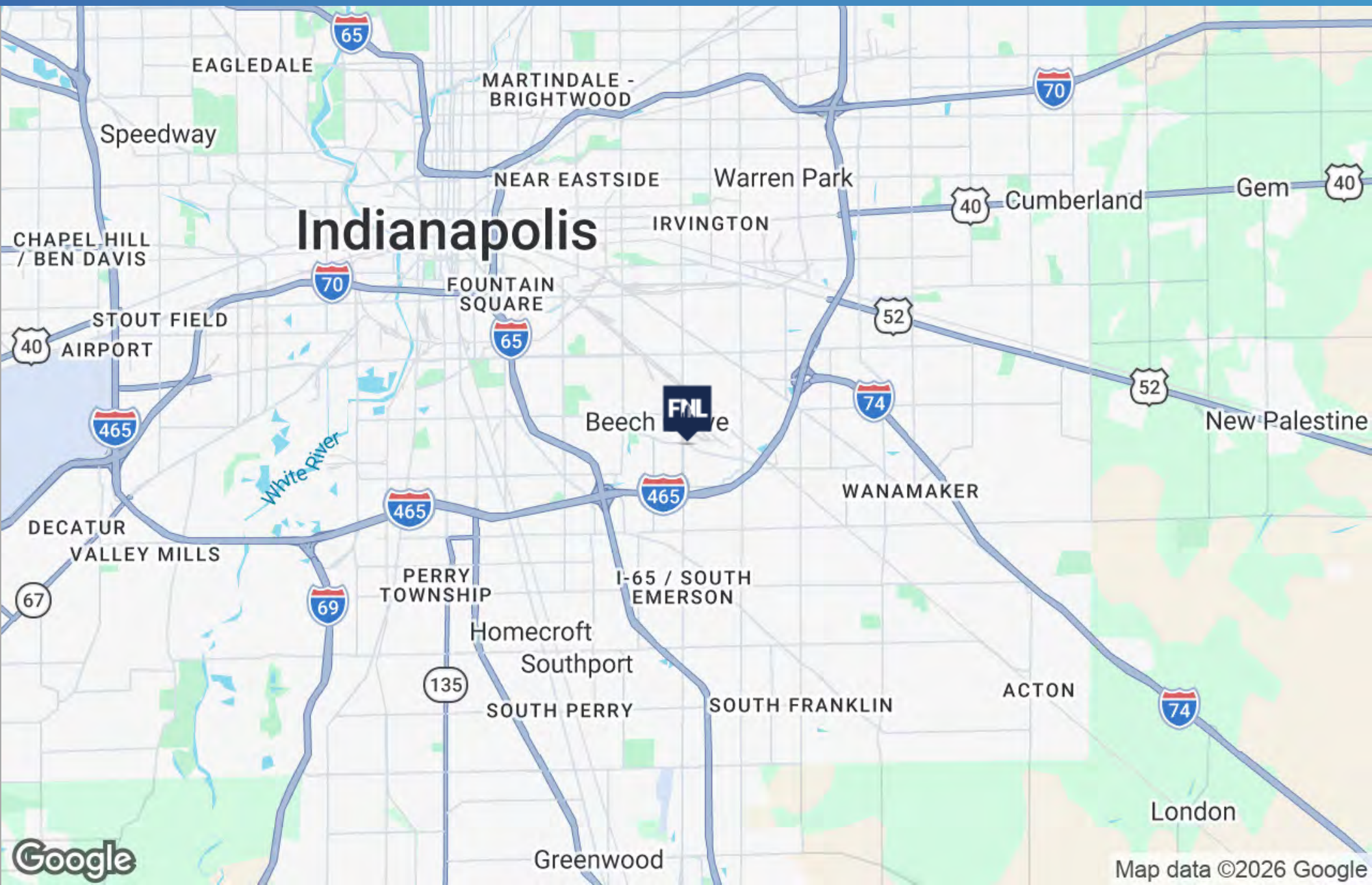
SUN SPA MASSAGE – TENANT OVERVIEW

Sun Spa Massage is a wellness and personal care service tenant providing massage therapy and bodywork services that serve the recurring lifestyle and self-care needs of the local Beech Grove community. The business model is built on appointment-based demand, repeat clientele, and routine service cycles, positioning the spa as a high-frequency, service-oriented operator rather than discretionary retail. With a focus on wellness, stress relief, and therapeutic services, Sun Spa Massage benefits from consistent local demand, predictable visitation patterns, and long-term client relationships that support stable operating performance.

Within the shopping center, Sun Spa Massage functions as a steady, non-seasonal traffic generator that increases visit frequency and repeat trips to the property. Its appointment-driven model creates reliable foot traffic throughout the week, supporting cross-shopping with adjacent tenants and strengthening daily parking turnover. As part of the overall tenant mix, the spa enhances service-use diversification, balancing food, retail, and specialty tenants with essential wellness services—contributing to tenant synergy, leasing stability, and the long-term performance and marketability of the shopping center as an investment asset.

CHURCHMAN HILL PLAZA

3535 S EMERSON AVE, BEECH GROVE, IN 46107



CHURCHMAN HILL PLAZA

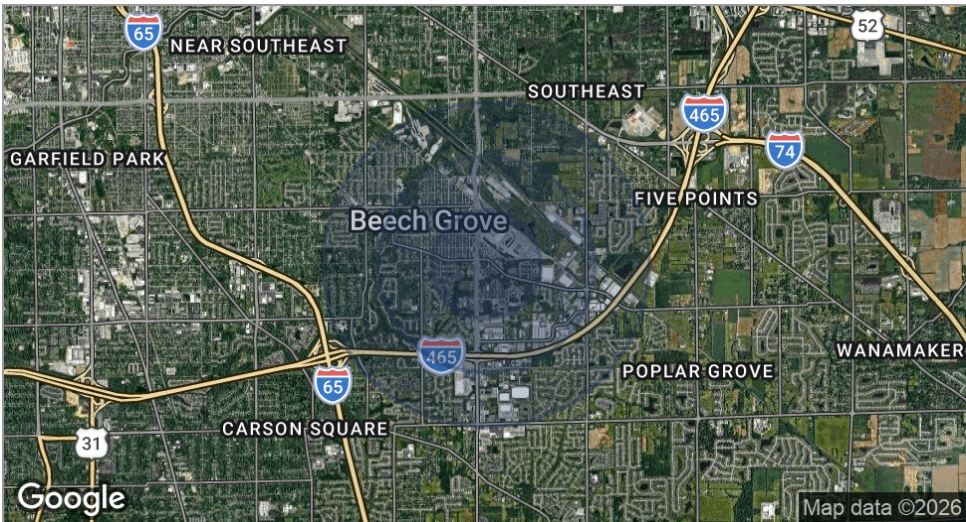
3535 S EMERSON AVE, BEECH GROVE, IN 46107



Beech Grove, Indiana, is a quaint suburban community located just outside Indianapolis, known for its small-town charm and close-knit community atmosphere. Situated in Marion County, Beech Grove offers residents a suburban feel while still being conveniently close to the amenities and employment opportunities of the state capital. Originally founded as a company town for the Beech Grove Shops, a major railroad repair facility, the city has evolved into a diverse residential area with a mix of historic homes, modern developments, and bustling commercial corridors.

Beech Grove is renowned for its strong community spirit and vibrant local culture. The city hosts various events and festivals throughout the year, bringing residents together to celebrate their heritage and enjoy each other's company. With its well-regarded schools, parks, and recreational facilities, Beech Grove provides a comfortable and family-friendly environment for its residents, making it a desirable place to live for those seeking a balance between suburban tranquility and urban convenience.

POPULATION	1 MILES	3 MILE	5 MILES	10 MILES
Total Population 2026	7,047	75,279	221,1353	709,746
Bachelor's Degrees or Higher	15%	19%	25%	27%
Median Age	37.5	35.5	35.4	35.2
# Of Persons Per HH	2.4	2.5	2.4	2.4
HOUSEHOLDS & INCOME	1 MILES	3 MILE	5 MILES	10 MILES
Total Households	2,972	27,649	87,343	282,257
Average HH Income	\$61,809	\$72,311	\$76,720	\$76,965
Median House Value	\$146,190	\$162,382	\$179,648	\$181,383
Median Year Built	1961	1970	1964	1969
Consumer Spending	\$73.5M	\$755M	\$2.4B	\$7.65B





TOTAL SALES VOLUME

\$9B+

PROPERTIES SOLD

4,500+

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

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