



In Association with Scott Reid & ParaSell, Inc.
A Licensed Indiana Broker #RC51900187



Indianapolis, Indiana

Net Leased Medical Asset

15-Year Net Lease

Investment-Grade Tenant

Direct Frontage to Major Thoroughfare

6826 Madison Avenue, Indianapolis, IN 46227 [View Map](#)

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Price	Cap Rate	NOI
\$3,439,000	6.00%	\$206,342

Investment Highlights

- This Facility is open 6 days/week, indicating strong performance
- Investment-grade tenant: “BBB” rated
- Indiana has seen a 6% population growth over the last 10 years
- Indianapolis has a job growth rate of 2.9% from 2021 to 2024, surpassing the state average of 2.0%

Market Highlights

- Outparcel to Dollar General-anchored center
- Direct frontage to primary Madison Ave thoroughfare — 21,000+ VPD
- New \$18M Apartment Development East of Property - 93 Units
- Multiple senior housing complexes nearby

Tenant Highlights

- Fresenius - Leading dialysis provider globally with 4,000+ clinics worldwide
- Tenant has operated at this site since 2017



Lease Summary

Tenant Name	Fresenius Medical Care
Lease Type	NN
Guaranty	Fresenius Medical Care
Rent Increases	1.02% Annually (1.017% in options)
Lease Start	10/7/2016
Lease End	10/31/2031
Term Remaining	±7 Years
Options	3, 5-year

Physical Description

Address	6826 Madison Avenue, Indianapolis, IN 46227
APN	49-15-07-154-009.000-500
Building Size	11,847 SF
Land Size	1.23 Acres
Year Built	2017
Parking	±34 Surface Spaces

Price Cap Rate NOI
\$3,439,000 6.00% \$206,342

Rent Schedule	Rent / Year	Rent / Month	Rent/SF	Cap Rate
Year 1	\$190,252	\$15,854	\$1.34	5.53%
Year 2	\$192,193	\$16,016	\$1.35	5.59%
Year 3	\$194,153	\$16,179	\$1.37	5.65%
Year 4	\$196,133	\$16,344	\$1.38	5.70%
Year 5	\$198,134	\$16,511	\$1.39	5.76%
Year 6	\$200,155	\$16,680	\$1.41	5.82%
Year 7	\$202,197	\$16,850	\$1.42	5.88%
Year 8	\$204,259	\$17,022	\$1.44	5.94%
Year 9	\$206,342	\$17,195	\$1.45	6.00%
Year 10	\$208,447	\$17,371	\$1.47	6.06%
Year 11	\$210,573	\$17,548	\$1.48	6.12%
Year 12	\$212,721	\$17,727	\$1.50	6.19%
Year 13	\$214,891	\$17,908	\$1.51	6.25%
Year 14	\$217,083	\$18,090	\$1.53	6.31%
Year 15	\$219,297	\$18,275	\$1.54	6.38%

“Main & Main” Intsersection in Southport Submarket

Just off Corner of Southport Rd & Madison Ave



93 New Apartments
\$18M Development Underway



Subject
Property

Madison Ave - 21,450 VPD

Southport Rd



HOBBY LOBBY *Michael's* **Burlington** **at home** **PET SMART**

petco **BOB'S DISCOUNT FURNITURE**

Walmart

DOLLAR TREE

bp

PAPA JOHN'S

DOLLAR GENERAL

Buckridge at Southport Apartments
80 Units

Homecroft Elementary School
603 Students

Southport Rd
Madison Ave - 21,450 VPD

Subject Property





Fresenius

About Fresenius Medical Care

Fresenius Medical Care is the world’s leading provider of products and services for individuals with renal diseases of which around 4,1 million patients worldwide regularly undergo dialysis treatment (2023 numbers). Dialysis is a vital blood cleansing procedure that substitutes the function of the kidneys in case of kidney failure.

Fresenius Medical Care offers products and services along the entire dialysis value chain from a single source. As of December 31, 2023, Fresenius cared for more than 332,000 patients in its global network of roughly 4,000 dialysis clinics. At the same time, it operated around 40 production sites on all continents, to provide dialysis products such as dialysis machines, dialyzers and related disposables.

Fresenius Medical Care aims to further consolidate its expertise and to use this competence as a basis for sustainable profitable growth. The company aims to continuously improve its patients’ quality of life by offering them high-quality products as well as innovative technologies and treatment concepts.

Public/Private	Public (OTCMKTS: <u>FSNUY</u>)
Headquarters	Bad Homburg, Germany
Locations	Approximately 4,000
Website	www.freseniusmedicalcare.com

About Indianapolis

Indianapolis, Indiana is a major economic center in the Midwest, with a diverse and robust economy. The city has historically been known for its manufacturing sector, particularly in automotive, machinery, and pharmaceuticals, but it has diversified significantly in recent decades. Today, Indianapolis is a key player in industries such as healthcare, technology, and logistics. The city is a national hub for distribution and logistics, serving as a critical point for national and global trade. The presence of large corporations, such as Cummins, Eli Lilly, and Anthem, further bolsters its economic stature.

The healthcare sector is another cornerstone of the city's economy, with renowned institutions like the Indiana University Health system and the Indianapolis-based Eli Lilly & Co. contributing to both employment and economic output. Education and research also play a significant role, particularly with institutions like Indiana University-Purdue University Indianapolis (IUPUI) driving innovation and fostering a skilled workforce.



Demographic Highlights

\$82,834

5-Mile Average Income

83,060

5-Mile Households

Radius	1-Mile	3-Mile	5-Mile
Population (2024)	9,484	92,000	211,404
Average Income	\$77,150	\$76,801	\$82,834
Households	3,791	36,435	83,060

Major Employers in Indianapolis



Indiana University Health



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