

**OFFERING MEMORANDUM**

**1418 & 1420  
BLACKISTON  
MILL RD**

**BLACKISTON MILL RD  
SHOPPING CENTER**

Clarksville, IN 47129



## PREPARED FOR:

ENTER COMPANY NAME HERE

Enter Text Here

Enter Text Here

Enter Text Here

## PRESENTED BY:

**BILL MENISH, CAI, AARE**

502.814.5174

bill.menish@svn.com

IN #RB14046433

**TOMMY CLARK**

502.814.5153

tommy.clark@svn.com

IN #RB19001988



## TABLE OF CONTENTS

4	PROPERTY INFORMATION	19	ADVISOR BIOS	
	Property Summary	5	Advisor Bio 1	20
	Property Description	6	Advisor Bio 2	21
	Complete Highlights	7		
	Additional Photos	8		
	Site Plan	9		
10	LOCATION INFORMATION			
	Regional Map	11		
	Location Maps	12		
	Retailer Map	13		
	Aerial Maps	14		
15	FINANCIAL ANALYSIS			
	Financial Summary	16		
17	DEMOGRAPHICS			
	Demographics Map & Report	18		

## CONFIDENTIALITY & DISCLAIMER

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

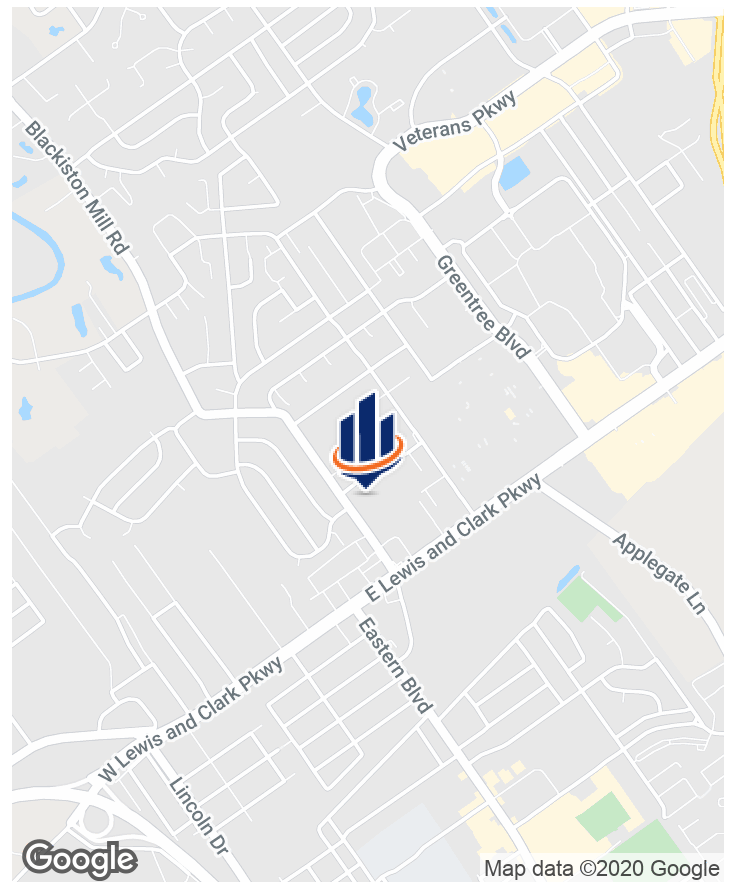


SECTION 1

PROPERTY  
INFORMATION







## OFFERING SUMMARY

SALE PRICE:	
LEASE RATE:	\$11.00 / SF
BUILDING SIZE:	
AVAILABLE SF:	1,06
LOT SIZE:	
PRICE / SF:	
YEAR BUILT:	
ZONING:	
MARKET:	
SUBMARKET:	
APN:	10-24-03-100-0 10-24-03-100-08

## PROPERTY OVERVIEW

Incredible Incentives make this a Fantastic Buying Opportunity. Seller is willing to offer a one year master lease for the vacant space which includes base rent, CAM, tax, insurance and shared utilities. That equals a credit of \$203,159.

The two building that make up Blackiston Mill Shopping Center sit next to the extremely busy Peddler's Mall and has significant parking plus multiple entrances and exits.

3 of the 11 units are leased and we have several interested new tenants so we anticipate reducing the number of vacancies soon.

With the Master Lease on the vacant spaces, here are the financials for one year from your purchase:

Annual Gross Income - \$249,381  
 Operating Expenses - 22%  
 Vacancy Rate - 0%  
 Annual Net Income - \$194,517.18  
 Cap Rate - 6.947%

Blackiston Mill Road and Lewis & Clark Parkway are the new focus of the City of Clarksville. They are planning urban renewal efforts that have already started with the expansion of Blackiston Mill Road.

## PROPERTY HIGHLIGHTS

- 25,850 SF Shopping Center
- Great Location



## PROPERTY DESCRIPTION

Incredible Incentives make this a Fantastic Buying Opportunity. Seller is willing to offer a one year master lease for the vacant space which includes base rent, CAM, tax, insurance and shared utilities. That equals a credit of \$203,159.

The two building that make up Blackiston Mill Shopping Center sit next to the extremely busy Peddler's Mall and has significant parking plus multiple entrances and exits.

3 of the 11 units are leased and we have several interested new tenants so we anticipate reducing the number of vacancies soon.

With the Master Lease on the vacant spaces, here are the financials for one year from your purchase:

Annual Gross Income - \$249,381  
Operating Expenses - 22%  
Vacancy Rate - 0%  
Annual Net Income - \$194,517.18  
Cap Rate - 6.947%

Blackiston Mill Road and Lewis & Clark Parkway are the new focus of the City of Clarksville. They are planning urban renewal efforts that have already started with the expansion of Blackiston Mill Road.

## LOCATION DESCRIPTION

Located on Blackiston Mill Road right off the Lewis and Clark Parkway in Clarksville, IN





## LOCATION INFORMATION

BUILDING NAME	Blackiston Mill Rd Shopping Center
STREET ADDRESS	1418 & 1420 Blackiston Mill Rd
CITY, STATE, ZIP	Clarksville, IN 47129
COUNTY	Clark
MARKET	Louisville
SUB-MARKET	Clarksville
CROSS-STREETS	Blackiston Mill at Lewis and Clark Parkway
SIGNAL INTERSECTION	No

## BUILDING INFORMATION

OCCUPANCY %	30.0%
TENANCY	Multiple
NUMBER OF FLOORS	1
YEAR BUILT	1997
FREE STANDING	No

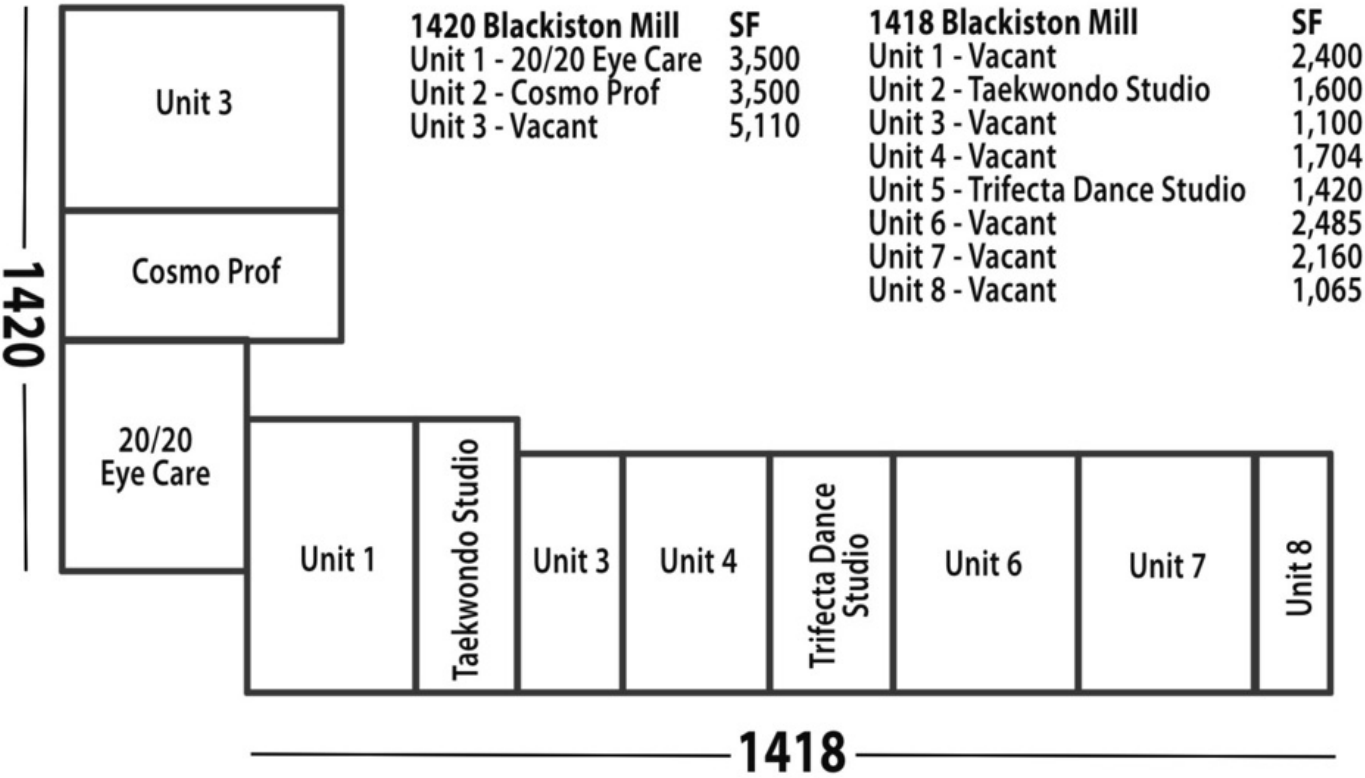
## PROPERTY HIGHLIGHTS

- Eight Units for Lease from 1,000 SF to 5,110 SF
- \$11 / SF
- Ask about Incentives to Lease Now
- Excellent Location
- 25,850 SF Shopping Center
- \$2,800,000
- Seller Offering 1 Year Master Lease
- Excellent Parking





# BLACKISTON MILL



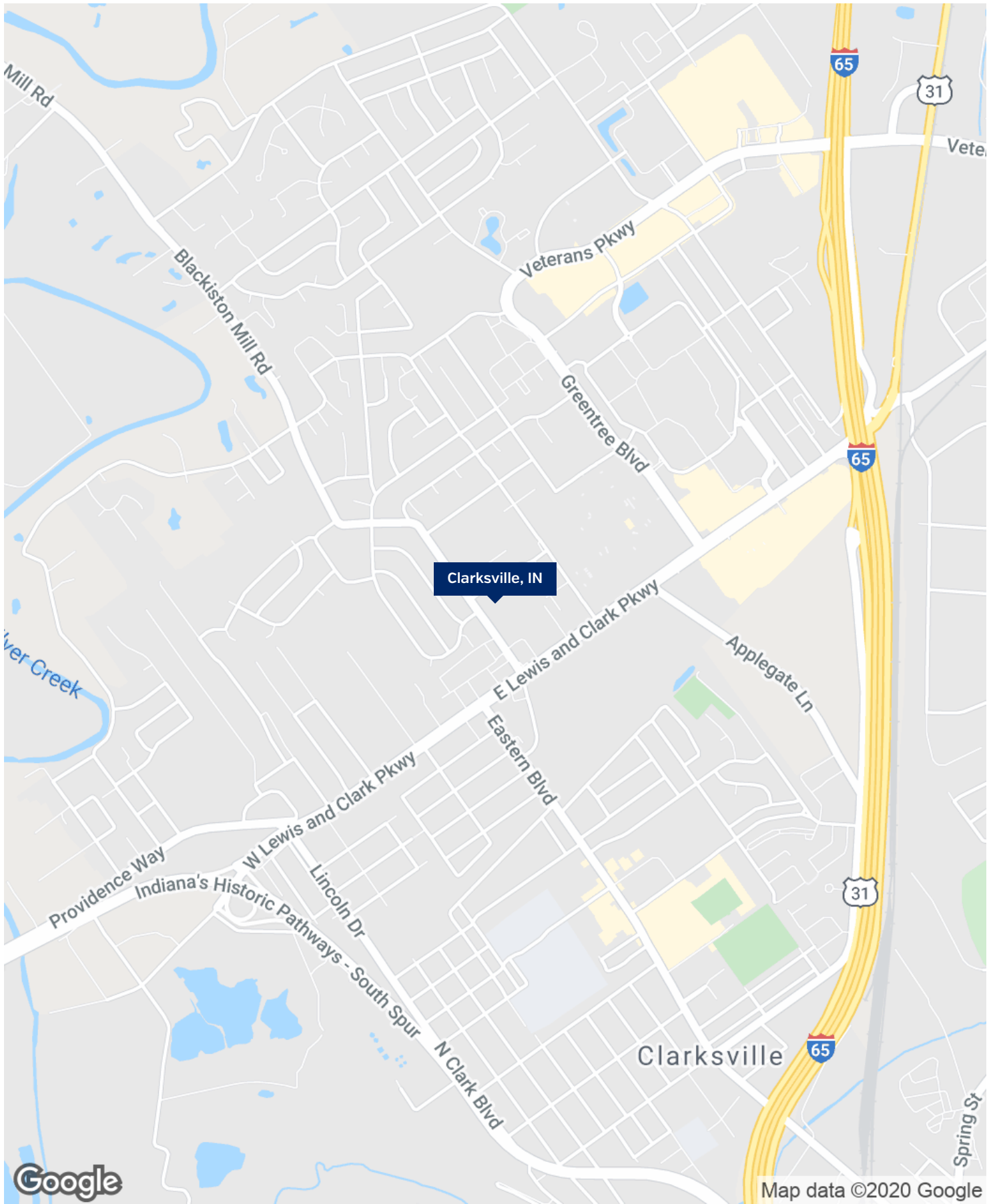


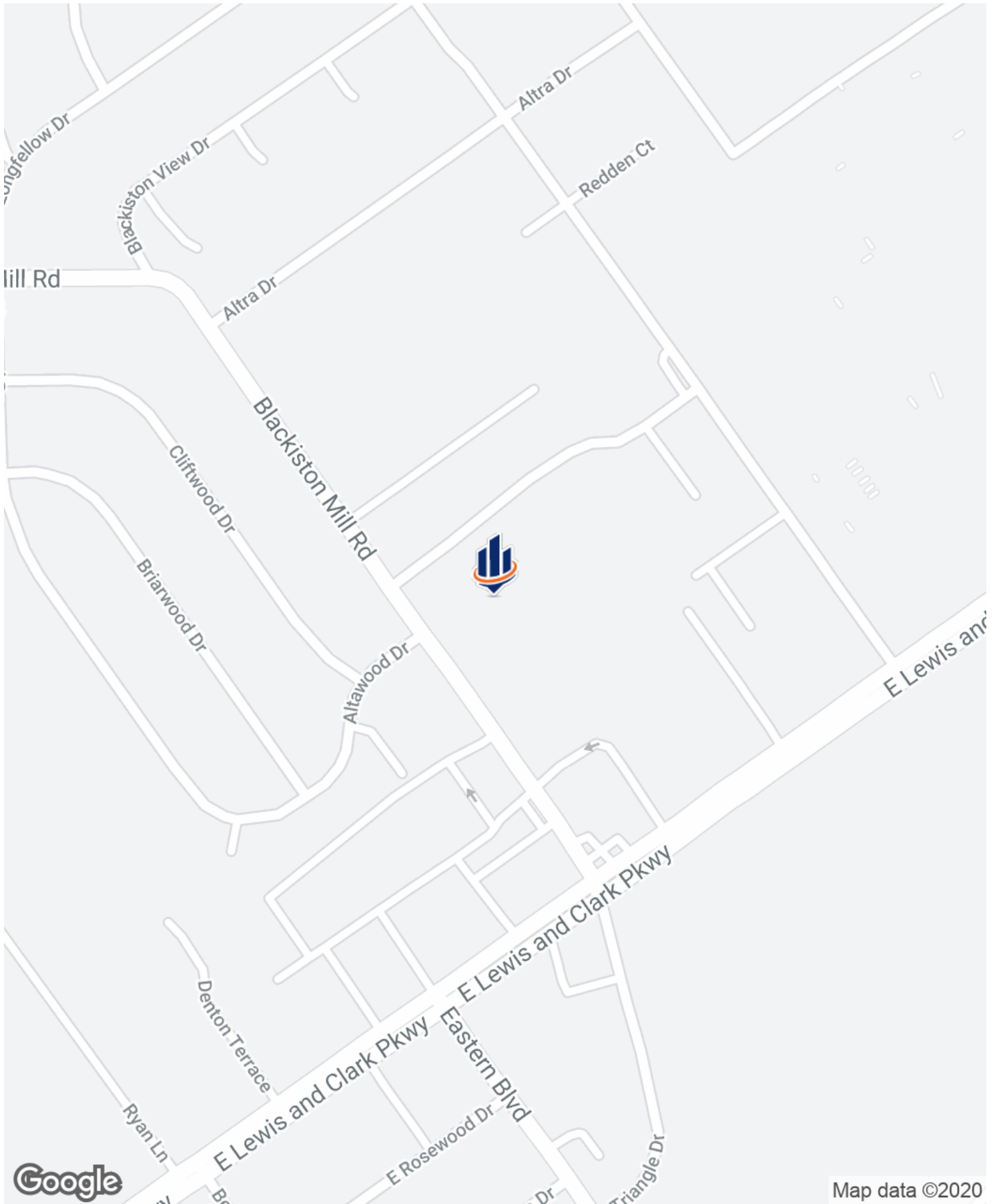
SECTION 2

LOCATION  
INFORMATION



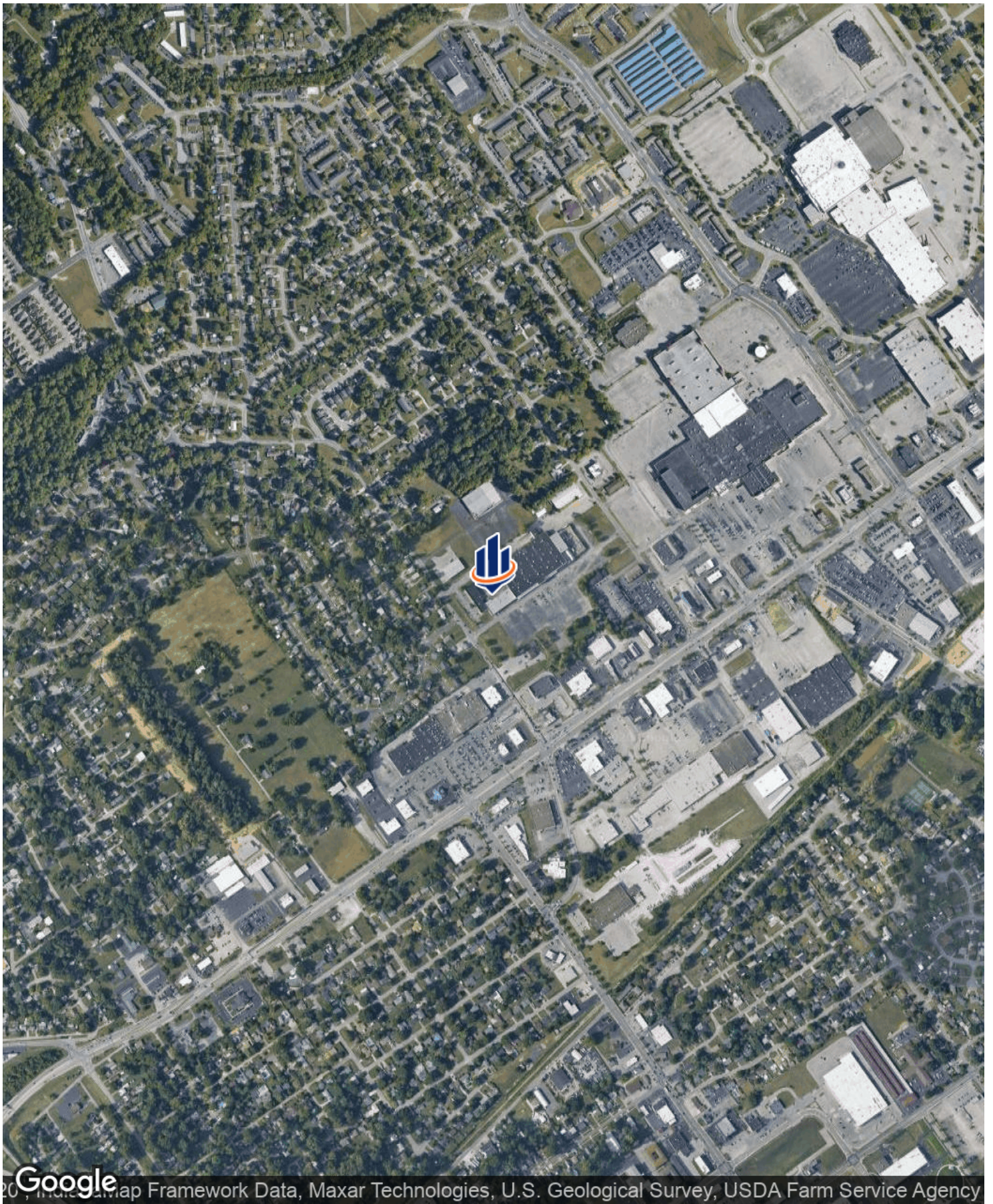












Google  
20, Inc., Map Framework Data, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency



SECTION 3

# FINANCIAL ANALYSIS



INVESTMENT OVERVIEW

PRICE	\$2,800,000
PRICE PER SF	\$108.32
CAP RATE	6.947

INCOME SUMMARY

GROSS INCOME	\$249,381
OPERATING EXPENSES ANNUAL NET INCOME	22% \$194,517

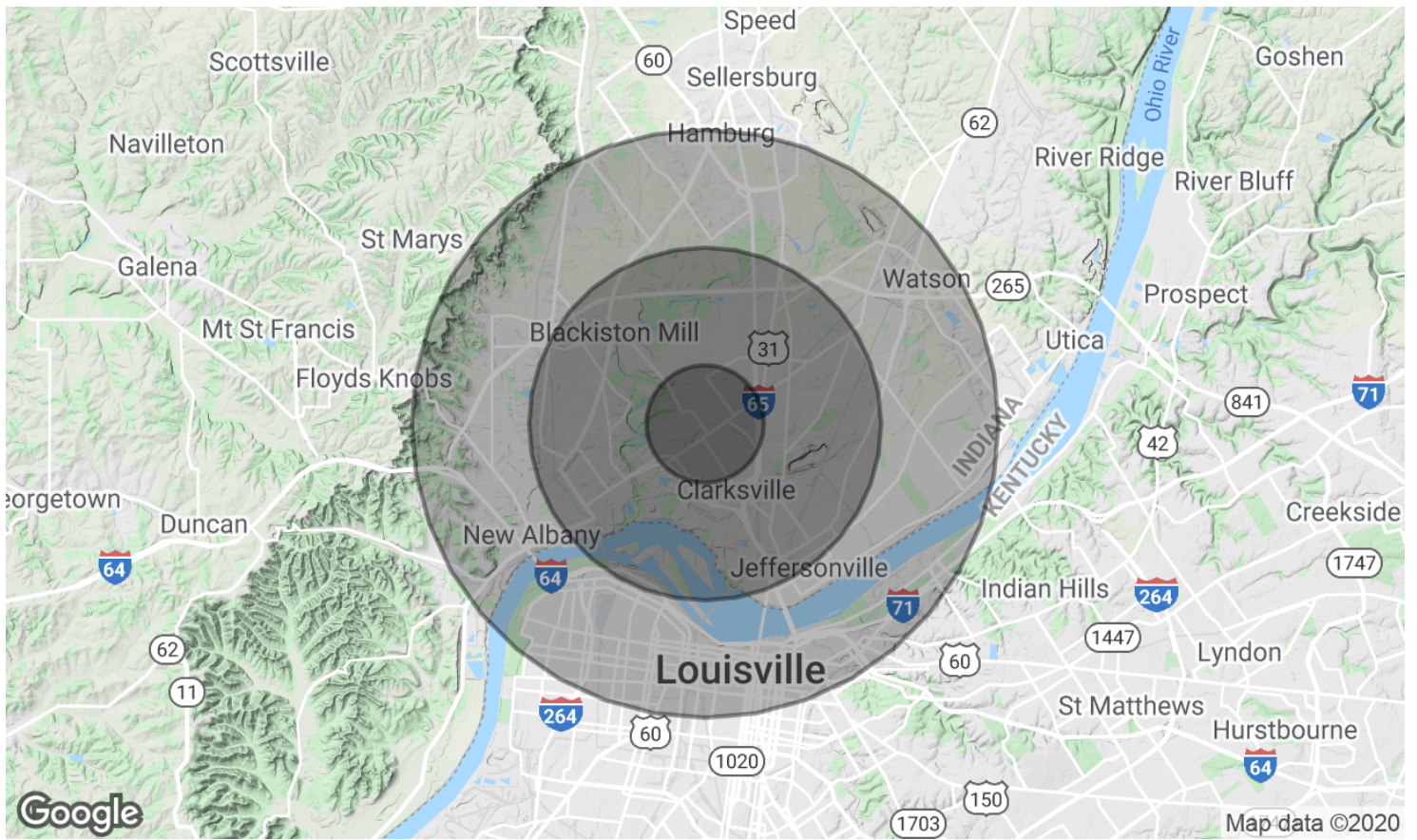


SECTION 4

# DEMOGRAPHICS







## POPULATION

### 1 MILE

### 3 MILES

### 5 MILES

TOTAL POPULATION	11,933	58,465	174,349
AVERAGE AGE	36.3	38.6	36.5
AVERAGE AGE (MALE)	33.7	35.3	34.3
AVERAGE AGE (FEMALE)	39.0	41.8	38.6

## HOUSEHOLDS & INCOME

### 1 MILE

### 3 MILES

### 5 MILES

TOTAL HOUSEHOLDS	4,571	24,204	71,340
# OF PERSONS PER HH	2.6	2.4	2.4
AVERAGE HH INCOME	\$47,427	\$50,071	\$45,882
AVERAGE HOUSE VALUE	\$126,467	\$132,122	\$129,057

\* Demographic data derived from 2010 US Census



SECTION 5

# ADVISOR BIOS







## BILL MENISH, CAI, AARE

Managing Director

bill.menish@svn.com

**Direct:** 502.814.5174 | **Cell:** 502.939.0399

IN #RB14046433 // KY #72707

## PROFESSIONAL BACKGROUND

Bill Menish is co-owner of SVN Premier CRE & Auctions and Co-Founder of SVN Auction Services. Bill holds the prestigious Certified Auctioneer Institute (CAI) designation, Accredited Auctioneer of Real Estate (AARE) designation and Benefit Auctioneer Specialist (BAS) designation through the National Auctioneers Association. Bill has conducted real estate auctions for SVN, Prudential, Albert Burney, Advanni Realty and Real Auctions USA.

Bill is a 15 time Emmy Award winning broadcast journalist who changed careers in 2006. He still uses his talents acquired through that successful 20 year career as a television broadcaster to communicate, inform, even entertain his auction audiences.

## EDUCATION

Ball State University, World Wide College of Auctioneering, Certified Auction Institute and currently working on his CCIM.

## MEMBERSHIPS

National Auctioneers Association, Kentucky Auctioneers Association, National Association of Real Estate, Kentucky Commercial Real Estate Association, Kentucky Real Estate Commission and Board Member with the Louisville Metro Police Foundation.

**SVN | Premier CRE & Auctions**  
11001 Bluegrass Parkway, Suite 300  
Louisville, KY 40299  
502.297.8797



## TOMMY CLARK

Advisor

tommy.clark@svn.com

**Direct:** 502.814.5153 | **Cell:** 502.641.3199

IN #RB19001988 // KY #199839

## PROFESSIONAL BACKGROUND

Tommy Clark serves as an advisor for SVN- Premier CRE and Auctions in Louisville, Kentucky. Tommy, who has held his real estate license since 1998 and has a master's degree in urban planning, has been active in the significant growth of Louisville through his work for Louisville Metro Government. Before joining SVN, Tommy worked with Louisville Mayor Greg Fischer as a senior advisor in policy and was the project manager in the sale of the much heralded "Whiskey Row" development project. That project, under Tommy's management averted the threat of demolition and resulted in the sale and renovation through private development. It remains one of the most prominent parcels of real estate in the state of Kentucky. Under Mayor Fischer, Tommy served as a member of the 8 member appointed committee to audit the process of planning and design permitting and served as a key advisor in attracting the Louisville City Soccer club to the city and advised on the site selection of the newly built Butchertown Soccer stadium. Tommy brings decades of Commercial Real Estate expertise from the Government side of major transactions to SVN as an Advisor. His management, marketing and negotiation skills make him an excellent choice to aggressively market your properties for sale and for lease. His experience also makes him perfectly suited to help you maximize success in the world of commercial real estate investing.

Tommy Clark Commercial Real Estate Advisor SVN Premier CRE & Auctions

11001 Bluegrass Pkwy., Suite 300 | Louisville, KY 40299-2368

Phone: 502-814-5153 | Fax: 502-297-8966 | Cell: 502-641-3199

tommy.clark@svn.com | www.SVNPremierAuctions.com

## EDUCATION

1991, Thomas More College, Member of the 1991 undefeated Thomas More Football team.

Bellarmine University, BA 1996

University of Louisville, Master of Urban Planning 2009

## MEMBERSHIPS

GLAR, KCREA

**SVN | Premier CRE & Auctions**

11001 Bluegrass Parkway, Suite 300

Louisville, KY 40299

502.297.8797