Cassidy Turley Commercial Real Estate Services

Brownsburg, Indiana
Retail Lease Comparables

Shopping Center	Address	Total GLA	Availability	Rental Rate	Comments
Brownsburg Station	580 W. Northfield Drive, Brownsburg, IN 46112	42,809 SF	11,841 SF	$18.00/SF NNN	Kohl's/Lowe's anchored. Bank owned/distressed assett. Most tenants on rent relief paying % only.
Brownsburg Shoppes	1430 N. Green St., Brownsburg, IN 46112	15,000 SF	2,540 SF	$18.00/SF NNN	Owner occupied with easy access to 267. Genrally 80-90% occupied.
Brownsburg Commons	1460 N. Green St., Brownsburg, IN 46112	10,400 SF	3,200 SF	$16.00/SF NNN	Foremer distressed asset that never achieved full occupancy.
Northfield Commons	251-361 W. Northfield Drive, Brownsburg, IN 46112	27,700 SF	100% Leased	$20.00/SF NNN	Best retail ocation in Brownsburg.
Green Street Commons	1551 N. Green St., Brownsburg, IN 46112	45,000 SF	5,500 SF	$14.00/SF NNN	Attractive center usually 80 to 90% occupied.
Brownsburg Shopping Center	816-924 E. Main St., Brownsburg, IN 46112	49,621 SF	10,281 SF	$11.00/SF NNN	Price sensitive location with many tenants paying single digit rents.
Brownsburg Village Square	102-162 Northfield Drive, Brownsburg, IN 46112	30,542 SF	8,360 SF	$14.00/SF NNN	Always experiencing turnover with 3 current vancancies. Good corner across from K-Mart.
Shoppes of Brownsburg	680 E. 56th St. Brownsburg, IN 46112	13,540 SF	3,740 SF	$12.00-$14.00 SF NNN	Corner location at signal with good visibility and access now 72% occupied.

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Brownsburg, Indiana
Retail Sales Comparables

Shopping Center	Address	Total GLA	Availability	Sales Price	Comments
Executive Corners	475 E. Northfield Drive, Brownsburg, IN 46112	12,000 SF	100% Leased	$1,450,000.00	Rents averaging approximately $13.00/SF NNN