

Paoli Walmart Center

100% Occupied – Walmart Shadow Anchored – Below Market Rents – Recently Renovated

726 N Gospel St Paoli, IN 47454



EXCLUSIVELY MARKETED BY



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COMMERCIAL PROPERTIES

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OFFERING SUMMARY



- Walmart shadow anchored strip center
- 100% Occupied with no leases expiring until 2029 (Verizon)
- Located right in the heart of Paoli's retail corridor
- Recently renovated in 2025: new paint and stonework with an added drive-thru for Domino's
- Long term leases with national tenants
- Minimal deferred maintenance

OFFERING

Price	\$1,136,830
Total SF	12,250
Price / SF	\$92.80
Number of Tenants	4
Occupancy	100%
Cap Rate	8.00%

PROPERTY SPECIFICATIONS

Property Address	726 N Gospel St
Year Built	2005

RENT ROLL & LEASE SUMMARY



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Suite #		SF	Pro Rata	Rent Monthly	Rent Annually	Rent/SF	Original Term	Start Date	End Date	Renewal Options
100	Verizon	3,600	29.39%	\$ 2,079.00	\$ 24,948.00	\$ 6.93	5 Years	1/1/2025	12/31/2029	Two Options of 3 Years
200	American Rental	6,096	49.76%	\$ 4,191.00	\$ 50,292.00	\$ 8.25	10 Years	12/1/2025	12/31/2035	Mutual Agreement Option
300	Dominos	2,154	17.58%	\$ 1,364.20	\$ 16,370.40	\$ 7.60	10 Years	1/1/2026	12/31/2035	One Option of 10 Years
Rear of 300	Buddies, LLC	400	3.27%	\$ 300.00	\$ 3,600.00	\$ 9.00	3 Years	1/1/2026	12/31/2028	One Option of 3 Years
		12,250	100.00%	\$ 7,934.20	\$ 95,210.40					



INCOME & EXPENSE



ANNUALIZED OPERATING DATA

Scheduled Gross Income (SGI)	\$95,210.40
NNN Reimbursement	\$31,667.04
Total Operating Income	\$126,877.44
Vacancy	0%
Total Operating Expenses	\$ 35,931.00
Current Net Operating Income (NOI)	\$90,946.44

OPERATING EXPENSES

Taxes	\$15,000
Insurance	\$8,211
Management Fees	\$4,970
Legal / Acct	\$1,125
Maintenance	\$6,625

FEATURED TENANTS



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The Verizon logo, consisting of the word "verizon" in a bold, red, lowercase sans-serif font with a yellow-to-red gradient on the letter 'v'.

- Largest Mobile Carrier in the US
- Publicly Traded with a Market Cap of \$172.8 Billion (VZ)
- 146 Million Wireless Connections in 2024
- Largest Verizon Franchisee in US (TCC)
- TCC operates over 850 stores nationwide

The Domino's logo, featuring a stylized red and blue domino icon to the left of the word "Domino's" in a bold, blue, sans-serif font.

- 21,000+ Locations in 90 Countries
- Sells 3-4 Million Pizzas / Day
- Large Regional Franchisee
- 96% of US Stores are Franchised

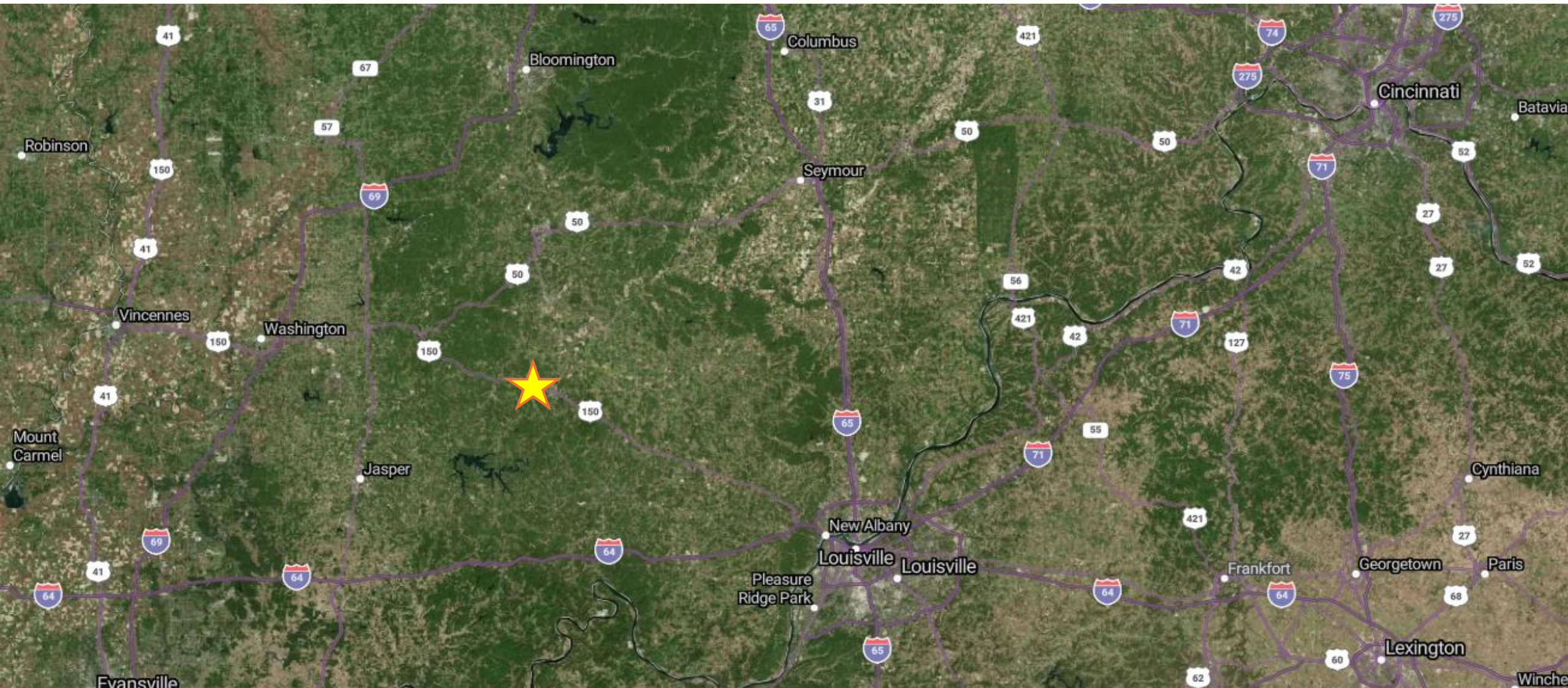
The logo for American Rental Sales Lease Ownership Home Furnishings, featuring a stylized American flag graphic to the left of the word "AMERICAN" in a bold, red, sans-serif font. Below "AMERICAN" is a blue banner with the word "RENTAL" in red and "SALES Lease Ownership" in white. At the bottom is the word "HOME FURNISHINGS" in a bold, red, sans-serif font.

- Founded in 1981 in Bloomington, Indiana
- 50 Locations across the Region
- A+ Rating from BBB

REGIONAL OVERVIEW



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PAOLI, IN



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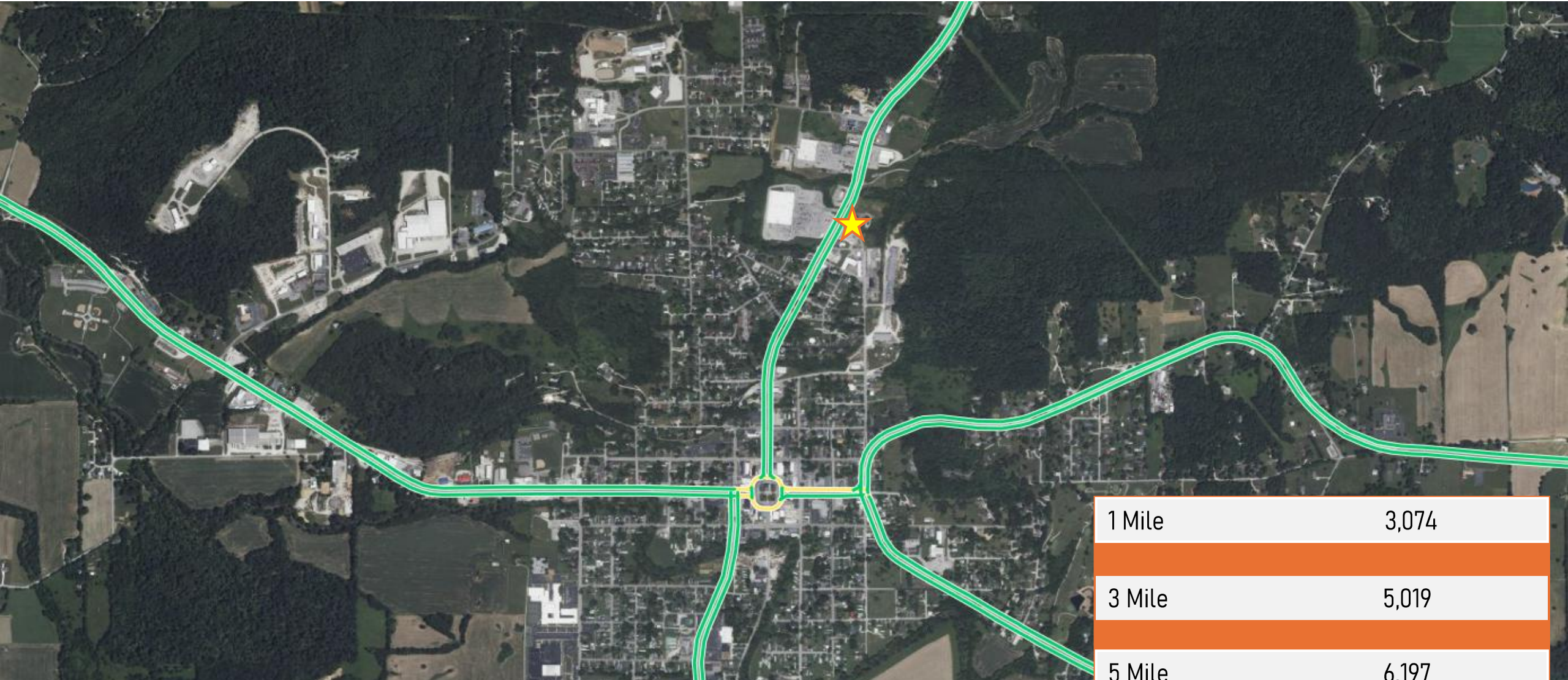
- Home to over 3,633 residents and an hour from the Louisville metro
- Rural town focused around agriculture and manufacturing
- Home to a local ski resort called Paoli Peaks which draws tourism from across the region
- The resort was recently purchased by Vail Resorts and added to the Epic Pass
- Just a few miles from the famous Indiana town “French Lick”



DEMOGRAPHICS



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1 Mile	3,074
3 Mile	5,019
5 Mile	6,197