

Clover Creek

Case Study

Background

A retail center in Noblesville, Indiana off of State Road 37. Five spaces available.

Commercial Real Estate services and/or tools used on this project:

- ✓ Leasing
- ✓ Sale/Purchase
- ✓ Buyer Representation
- ✓ Property Management

Challenges

The center does not have access from SR-37. It has good visibility but is not easy to get to. You must use a service road to get into the center.

The biggest hurdle was that the center was 100% vacant.

Outcome

After being purchased by our client, we were able to help them get the center 100% leased with long-term, creditable tenants. Including IU Health, Miracle Ear, Remax, and Cosmoprof Beauty Supply. This was a five-unit center, but we had a tenant expand and it is now four spaces. The center has been 100% occupied since 2018.

We were able to help our client accomplish these goals with some minor tenant improvements (TI), marketing, and cleanup.

