



ANNIE SCOTT REALTY GROUP

Commercial | Residential Real Estate Specialists



F.C. Tucker Company



503 & 505 MAIN ST, BEECH GROVE, IN 46107



RENTED SALON /
NNN LEASE

FOR SALE

10.25% CAP

\$319,000



Executive Summary

An exceptional opportunity presents itself with the offering of 505 Main Street, a meticulously renovated commercial asset situated at the heart of Beech Grove's historic and highly trafficked Main Street corridor. The property is secured by a Triple Net (NNN) lease with an exemplary salon tenant whose operational performance is outstanding and whose rental obligations are current. This long-term lease extends through May 31, 2029, providing a stable and predictable income stream for years to come.

The lease commenced at a base rate of \$15 per square foot with an adjustable CAM of \$5 per square foot. Annual rents escalate by three percent beginning in Year Two, with Year Two rent at \$32,720, Year Three at \$33,456, Year Four at \$34,224, and Year Five at \$35,008. With the tenant responsible for taxes, insurance, and maintenance, ownership offers a truly passive investment structure with minimal landlord involvement.

The building has undergone a complete transformation under the direction of the seller, a highly regarded general contractor whose expertise is evident in every aspect of the renovation. Modern systems, refined finishes, and an intelligent layout have been incorporated to ensure longevity, functionality, and aesthetic appeal.

Positioned prominently along Main Street, the property commands exceptional visibility to consistent daily vehicular traffic while benefiting from robust pedestrian activity generated by neighboring restaurants, cafés, boutiques, and professional services. This vibrant commercial environment fosters strong tenant performance and long-term stability.

Beech Grove itself is a community on the rise—combining small-town character with immediate access to downtown Indianapolis. A revitalized Main Street, engaged civic leadership, and a steady influx of new businesses and residents have created a pro-business climate and a compelling investment landscape. Continued infrastructure improvements and thoughtful urban planning further reinforce the city's upward trajectory.

In this context, 505 Main Street represents a rare alignment of location, tenant quality, and secure lease terms. It delivers both immediate cash flow and the potential for long-term appreciation, making it an asset of distinction for the discerning investor seeking prestige, stability, and performance in a truly turnkey format.

Property Summary

503 & 505 MAIN ST, BEECH GROVE, IN 46107

Offering Price	\$319,000
Parcel No.	49-10-28-138-059.000-502
Property Type	Commercial
Building Size	1,600 SF
Lot Size	5,600 SF (0.13 Acre)
Stories	1
Status	Leased
Lease End	May 31, 2029
Lease Rate	\$15/SF/YR - 3% Annual Escalation
CAM	\$5
Tenant Pays	Utilities and Property Taxes, Maintenance and Repairs, Signage, Personal Property Insurance, Public Liability Insurance
Owner Pays	Casualty Insurance, Repairs and Maintenance for preservation

TAXES

Tax Year	Total Taxes
2024	\$4,070.84
2023	\$3,547.78
2022	\$3,547.78
2021	\$3,241.42
2020	\$3,098.58
Zoning	C-2

PERMITTED USES FOR C-2 ZONING

1. Any use permitted in the C-1 District
2. Hotel, apartment-hotels, motels
3. Auditoriums (movie, music, theatrical, or otherwise)
4. Bakery goods shop
5. Banking and savings and loan
6. Barber shops, beauty shops
7. Department and furniture stores
8. Fire and police stations
9. Electric appliance stores and repairs
10. Laboratories, medical and dental

Neighborhood Map



Exterior Photos



Main Room



Front Room



Room 1 & 2



Room 3 & 4



Kitchen & Storage



DEMOGRAPHIC SUMMARY

505 Main St, Beech Grove, Indiana, 46107
Rings: 1, 3, 5 mile radii

KEY FACTS

228,929

Population

35.8

Median Age



93,155

Households

\$54,216

Median Disposable Income

EDUCATION

13.4%

No High School Diploma



29.9%

High School Graduate



24.3%

Some College/ Associate's Degree



32.4%

Bachelor's/ Graduate/ Prof Degree

INCOME



\$67,961

Median Household Income



\$36,422

Per Capita Income



\$113,910

Median Net Worth

ANNUAL HOUSEHOLD SPENDING



\$1,963

Apparel & Services



\$183

Computers & Hardware



\$3,234

Eating Out



\$6,002

Groceries



\$6,196

Health Care

BUSINESS



8,008

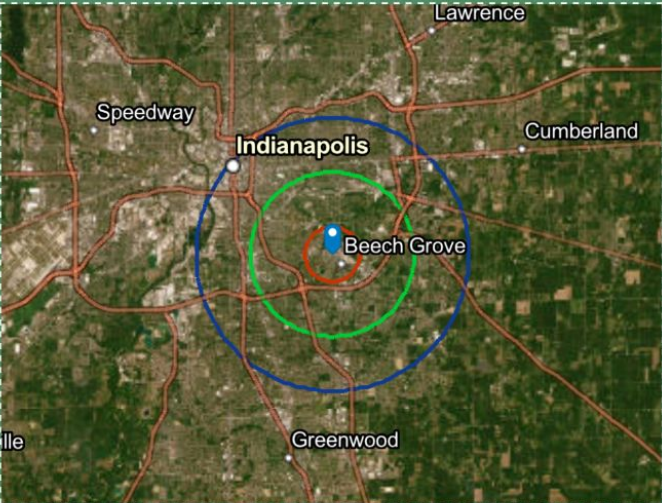
Total Businesses



130,663

Total Employees

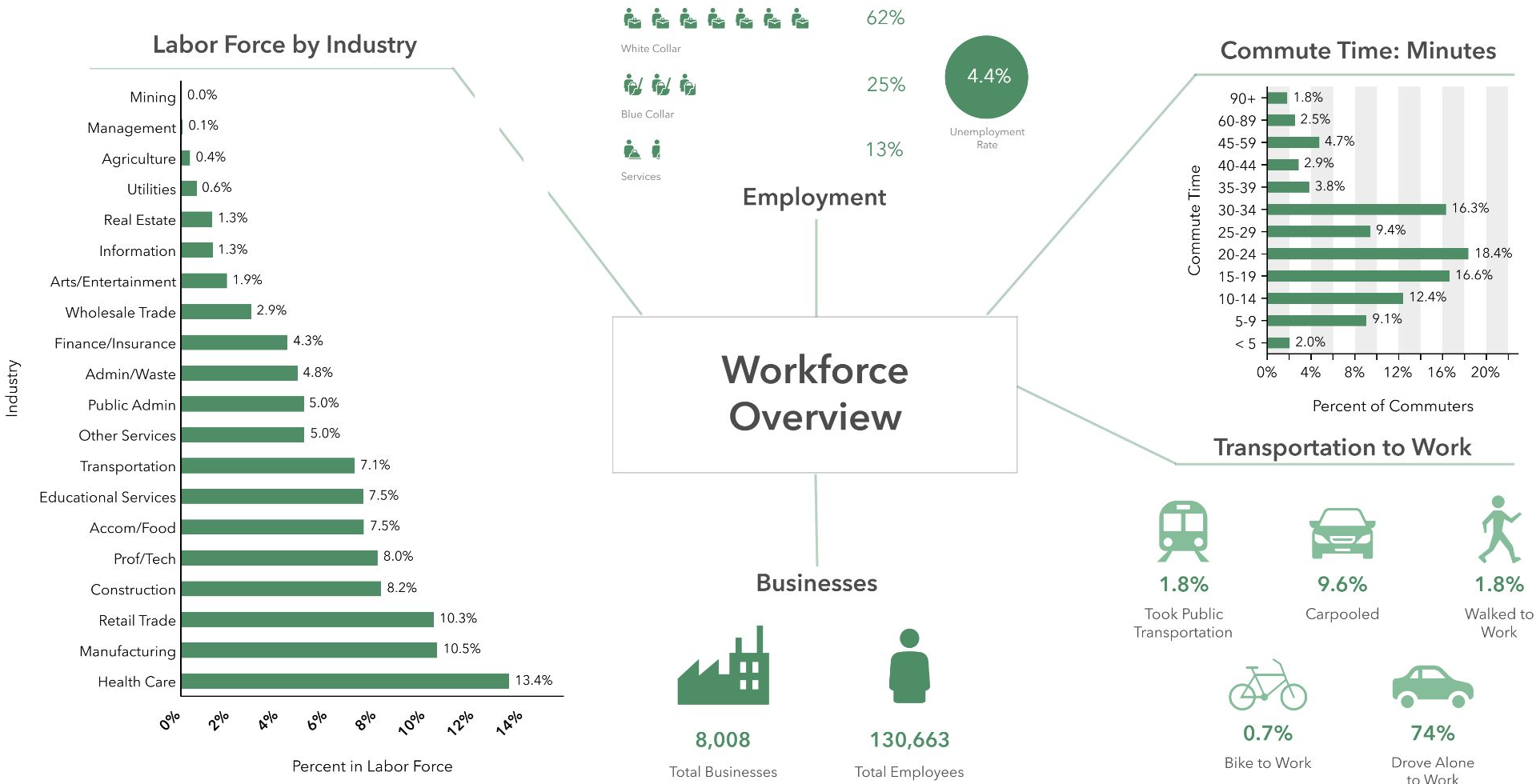
Variables	1 mile	3 miles	5 miles
2023 Total Population	9,351	78,446	228,929
2023 Household Population	9,239	76,116	223,961
2023 Family Population	6,783	56,801	165,591
2028 Total Population	9,357	78,042	229,721
2028 Household Population	9,245	75,712	224,753
2028 Family Population	6,738	56,101	164,930



Economic Development Profile

505 Main St, Beech Grove, Indiana, 46107

Ring of 5 miles



Source: This infographic contains data provided by Esri (2025), Esri-Data Axle (2025), ACS (2019-2023).

COMMUTE PROFILE

505 Main St, Beech Grove, Indiana, 46107

Ring of 5 miles

This infographic provides information about how population age 16+ travels to work. This data comes from the American Community Survey (ACS) from the US Census Bureau. Read an in-depth analysis on the [ACS documentation page](#).

TRANSPORTATION TO WORK



1.8%

Took Public Transportation



9.6%

Carpooled



1.8%

Walked to Work



0.7%

Bike to Work

WORKERS



107,820

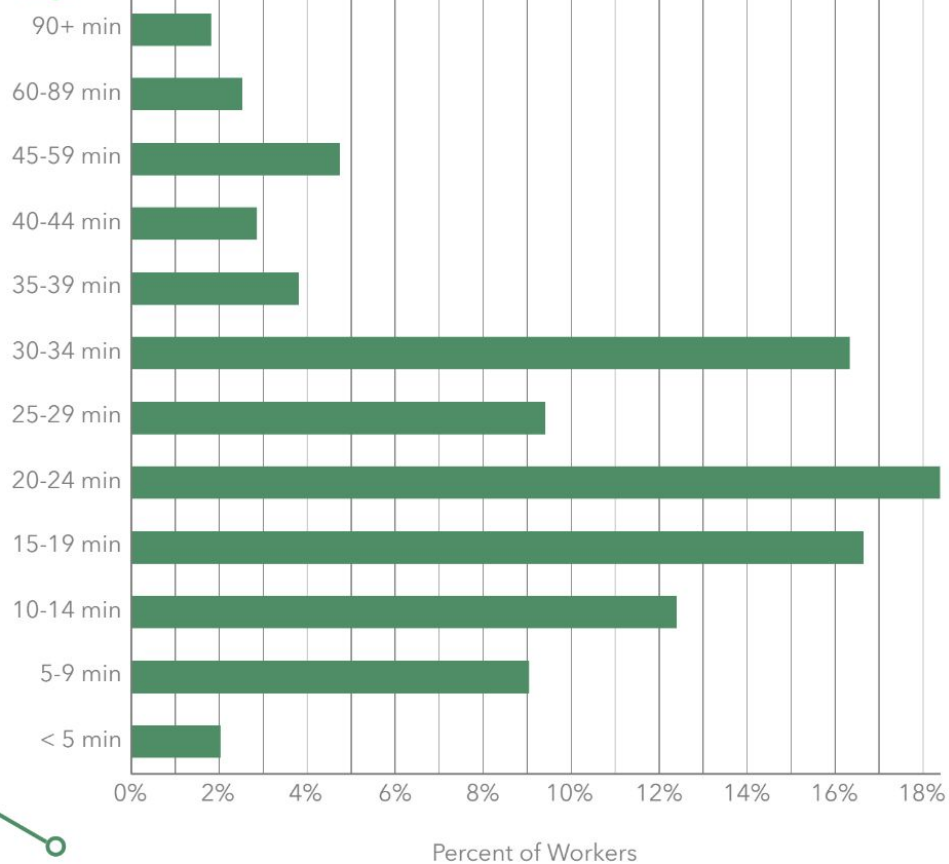
ACS Workers Age 16+



73.8%

Drove Alone to Work

TRAVEL TIME TO WORK



OFFICE MARKET PROFILE

505 Main St, Beech Grove, Indiana, 46107
Ring of 5 miles

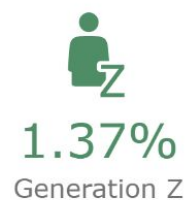
This infographic provides a set of key demographic, market potential and spending indicators that allow you to quickly understand the market opportunities and demographics of an area that provide powerful decision-making insight about office location.

[Learn more about this data](#)

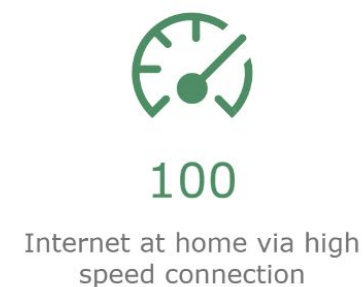


ANNIE SCOTT REALTY GROUP
Commercial | Residential Real Estate Specialists

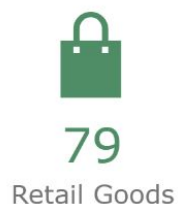
PROJECTED ANNUAL GROWTH RATE



INTERNET ACCESS (INDEX)



LIFESTYLE SPENDING (INDEX)



Tapestry segments

No segments found

AREA OVERVIEW

BEECH GROVE, IN

Beech Grove, Indiana, is a small city located just southeast of Indianapolis in Marion County. Established in 1906, the city's origins are deeply tied to the railroad industry. Beech Grove's name originates from the abundance of beech trees that once covered the area. The city's growth was catalyzed by the establishment of the Beech Grove Shops, a massive railcar repair facility built by the Cleveland, Cincinnati, Chicago, and St. Louis Railway (commonly referred to as the "Big Four"). The shops became a major employer and shaped the community for decades.

Tourist Attractions

- **Sarah T. Bolton Park:** This beautiful park is named after Sarah T. Bolton, a prominent Indiana poet and an advocate for women's rights.
- **Beech Grove Farmers Market:** Held during the warmer months, the Beech Grove Farmers Market is a community favorite, offering fresh produce, artisan goods, and local crafts.
- **Main Street:** Beech Grove's Main Street is a charming area filled with locally owned shops, restaurants, and cafes.
- **Proximity to Indianapolis Attractions:** Just a short drive from Beech Grove, visitors can explore major Indianapolis attractions

Economy

Beech Grove's economy has evolved over the years. While the railroad industry played a significant role in its early development, the city has diversified its economic base. Today, Beech Grove is home to a mix of small businesses, healthcare facilities, and educational institutions.



Photos: Homes.com

503 & 505 MAIN ST

BEECH GROVE, IN 46107

EXCLUSIVELY LISTED BY:



Annie Scott

Realtor / Broker

Annie Scott Realty Group LLC

Mobile: 317-902-8622

Email: annie.scott@talktotucker.com

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or Annie Scott, LLC, and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or Annie Scott, LLC. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to Annie Scott, LLC.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Annie Scott, LLC nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.



**ANNIE SCOTT
REALTY GROUP**

Commercial | Residential Real Estate Specialists



F.C. Tucker Company