

RANGE
⊕ **USA**TM

TOP VISITED GUN RANGE WITHIN A 15-MILE RADIUS
NEARLY 10-YRS REMAINING | RETAIL CORRIDOR
NEAR INTERSTATE 465 | DENSE AND GROWING TRADE AREA

120 COUNTRY CLUB RD,
INDIANAPOLIS, IN 46234

Marcus & Millichap
SHARKO | WEISENBECK | MENDOZA
GROUP

THE OFFERING

This net leased Range USA property was built in 2020 and has over 9 years of lease term remaining. Range USA is the world's largest operator of indoor shooting ranges, and this location is the most visited gun range within a 15-mile radius, attracting 58,100 annual visitors. The net lease features 3, 5-year renewal options and 10% rental increases every five years, offering minimal landlord responsibilities. The property sits on a 4-acre parcel with 85 parking spaces near the signalized intersection of Country Club Road and U.S. Route 36, which sees 53,094 vehicles per day. The site is located 2.3 miles from Interstate 465, which sees approximately 166,798 vehicles per day. The surrounding retail corridor includes major national retailers such as Target, Menards, Fresh Thyme Market, Best Buy, Lowe's, and Sam's Club. The property benefits from a dense and growing trade area with 69,571 residents within three miles and had a 14.21% population growth within five miles from 2010-2020.





Country Club Rd
11,904 VPD



Rockville Rd
41,190 VPD



SUBJECT PROPERTY



\$4,138,000
LIST PRICE



7.15%
CAP RATE



\$275.87
PRICE / SF



\$295,900
NET OPERATING INCOME





FINANCIAL SUMMARY

PRICE	\$4,138,000
CAP RATE	7.15%
NOI	\$295,900
PRICE/SF	\$275.87
Gross Leasable Area	15,000 SF
Year Built	2020
Lot Size	4.00 Acres +/-
Parcel Numbers	49-12-10-103-005.000-900
Type of Ownership	Fee Simple
Parking	85 Surface Spaces +/-

LEASE SUMMARY

Lease Type	Net
Lease Guarantor	Topco America, LLC
Guarantor Type	Corporate Guarantee
Lease Term Remaining	9.83 Years
Rent Commencement	12/21/2020
Lease Expiration	12/31/2035
Options	3, 5-Year
Option to Terminate	None
Option to Purchase	None

RENT SCHEDULE

Term	Period	Annual Rent	Rent/SF
Base	Current	\$295,900	\$19.73
	1/1/2031	\$325,490	\$21.70
Option 1	1/1/2036	\$358,039	\$23.87
Option 2	1/1/2041	\$393,843	\$26.26
Option 3	1/1/2046	\$433,227	\$28.88



RANGE USA™

RANGEUSA.COM

- » Largest operator of indoor shooting ranges in the world, offering firearm sales, training, and range memberships
- » 50+ locations across 14 states, with continued national expansion
- » Founded in 2012 in Cincinnati, Ohio
- » Provides modern indoor shooting lanes, firearms retail, and safety training programs taught by certified instructors
- » 1,100+ indoor shooting lanes nationwide
- » In 2025, Range USA welcomed over 1.4 million shooters on their ranges and over 10 million shoppers
- » Despite a national 7.2% year-over-year decline in firearms sold, Range USA achieved a 5% increase in firearms sales in 2025
- » Trained over 27,000 students and reached a significant milestone of 300 certified Range USA instructors in 2025
- » Offers memberships, classes, and private instruction



50+
Locations



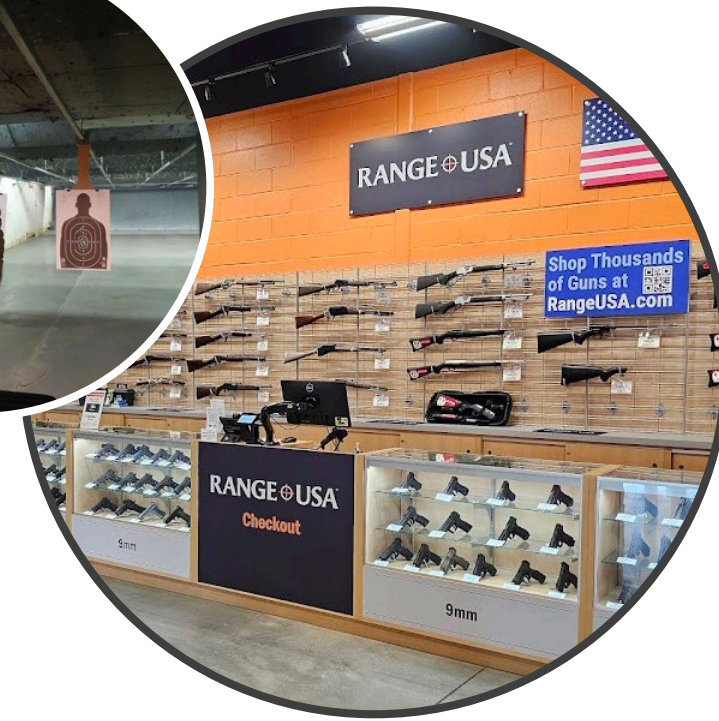
National
Tenant



5% YOY Increase
in Firearm Sales



10 Million
Shoppers (2025)



TENANT	Avon Indiana Range Operations, LLC
GUARANTOR	Topco America, LLC
SQUARE FEET	15,000 SF
LEASE COMMENCEMENT	12/21/2020
LEASE EXPIRATION	12/31/2035
LEASE TYPE	Net
RENTAL INCREASES	10% Every 5 Years
RENEWAL OPTIONS	3, 5-Year
RIGHT OF FIRST REFUSAL	None
RIGHT TO TERMINATE	None

LEASE ABSTRACT	RESPONSIBLE PARTY	NOTES
ROOF & STRUCTURE	Landlord	
PARKING LOT	Tenant	Paid Directly
HVAC	Tenant	Paid Directly
TAXES	Tenant	Paid as Additional Rent
INSURANCE	Tenant	Paid as Additional Rent
CAM	Tenant	Paid Directly

NET LEASED RANGE USA WITH NEARLY 10 YEARS OF TERM REMAINING

- National tenant | Range USA is the world's largest operator of indoor gun ranges
- 9.38 years of term remaining with 10% rental increases every five years, including in the 3, 5-year option periods
- Built-to-suit for Range USA in 2020
- Minimal landlord responsibilities
- The most visited gun range within a 15-mile radius, attracting 58.1K annual visitors¹

SITUATED OFF OF A HEAVILY TRAVELED INTERSECTION | NEAR INTERSTATE 465

- Positioned on a large 4 acre lot with 85 parking spaces
- Situated right off the signalized intersection of Country Club Road and U.S. Route 36 (Rockville Road), which sees 53,094 vehicles per day
- 2.3 miles from the on/off ramp of Interstate 465, which sees 166,798 vehicles per day

SURROUNDED BY MANY MAJOR RETAILERS

- Adjacent to Culver's, Belle Tire, Extended Stay America, Barkefellers, Valvoline, and Omnicare
- Across the street from Westpoint Commons, a Kroger grocer anchored shopping center, which attracts 1.5 million annual visitors¹
- 2 miles from Avon Commons, which ranks in the top 6% of shopping centers nationwide by visits and attracts 4.6 million annual visitors¹
 - › Notable tenants include Target, HomeGoods, Marshalls, Dick's Sporting Goods, ULTA, Ross Dress for Less, Olive Garden and more
- Notable retailers in the area include Menards, Fresh Thyme Market, Meijer, Best Buy, Michaels, Sam's Club, Office Depot, Chick-fil-A, and more

LOCATED IN A DENSE TRADE AREA | ONE OF THE FASTEST GROWING COMMUNITIES IN HENDRICKS COUNTY

- 6,351 residents within a mile radius and 69,571 residents within a three-mile radius
- From 2010-2020, the population grew 14.21% within a five-mile radius
- Average household income of \$87,485 within a mile radius
- Surrounded by many large multi-family communities



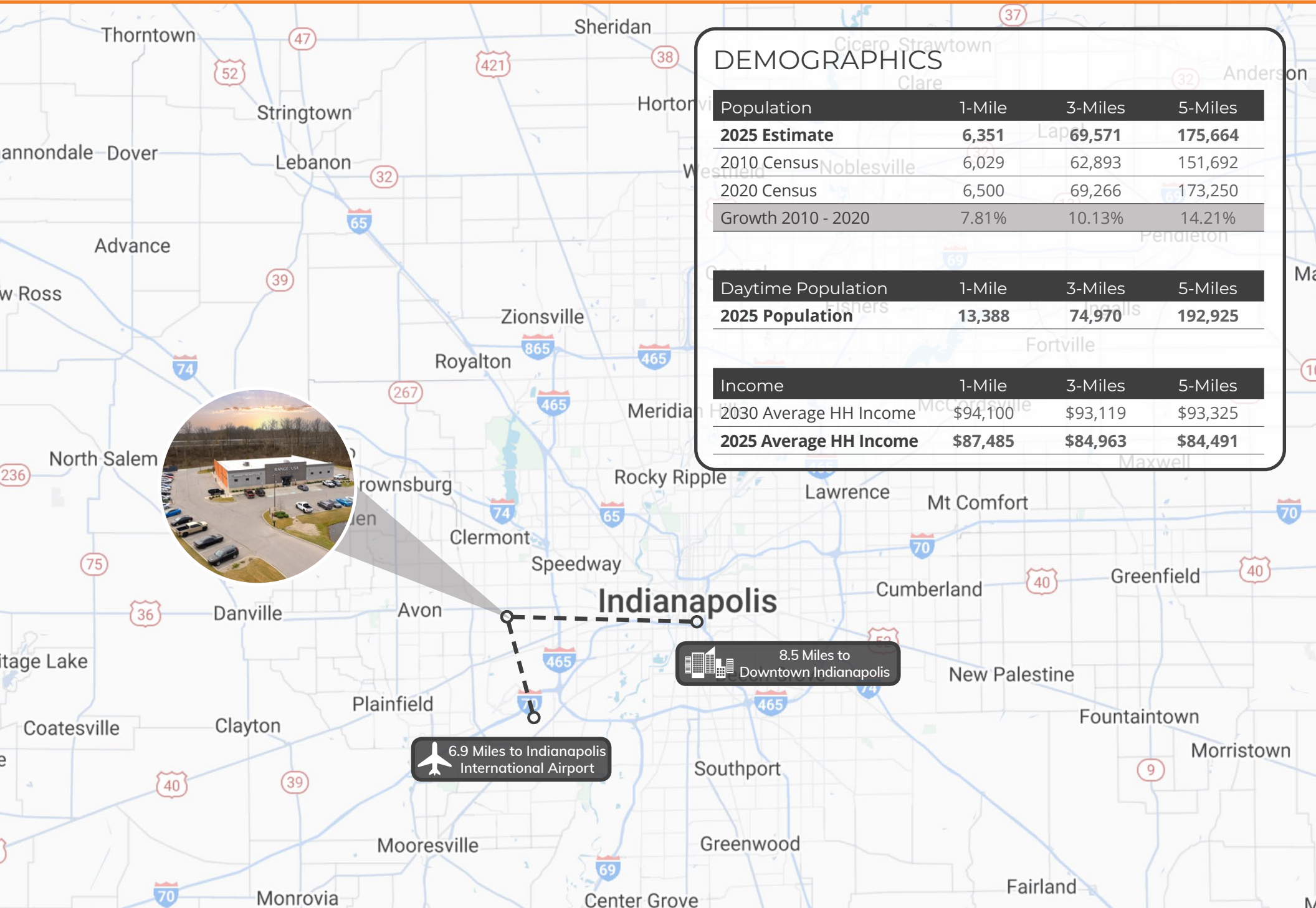
Omnicare
a CVSHealth company

RANGE USA



SITE PLAN

REGIONAL MAP

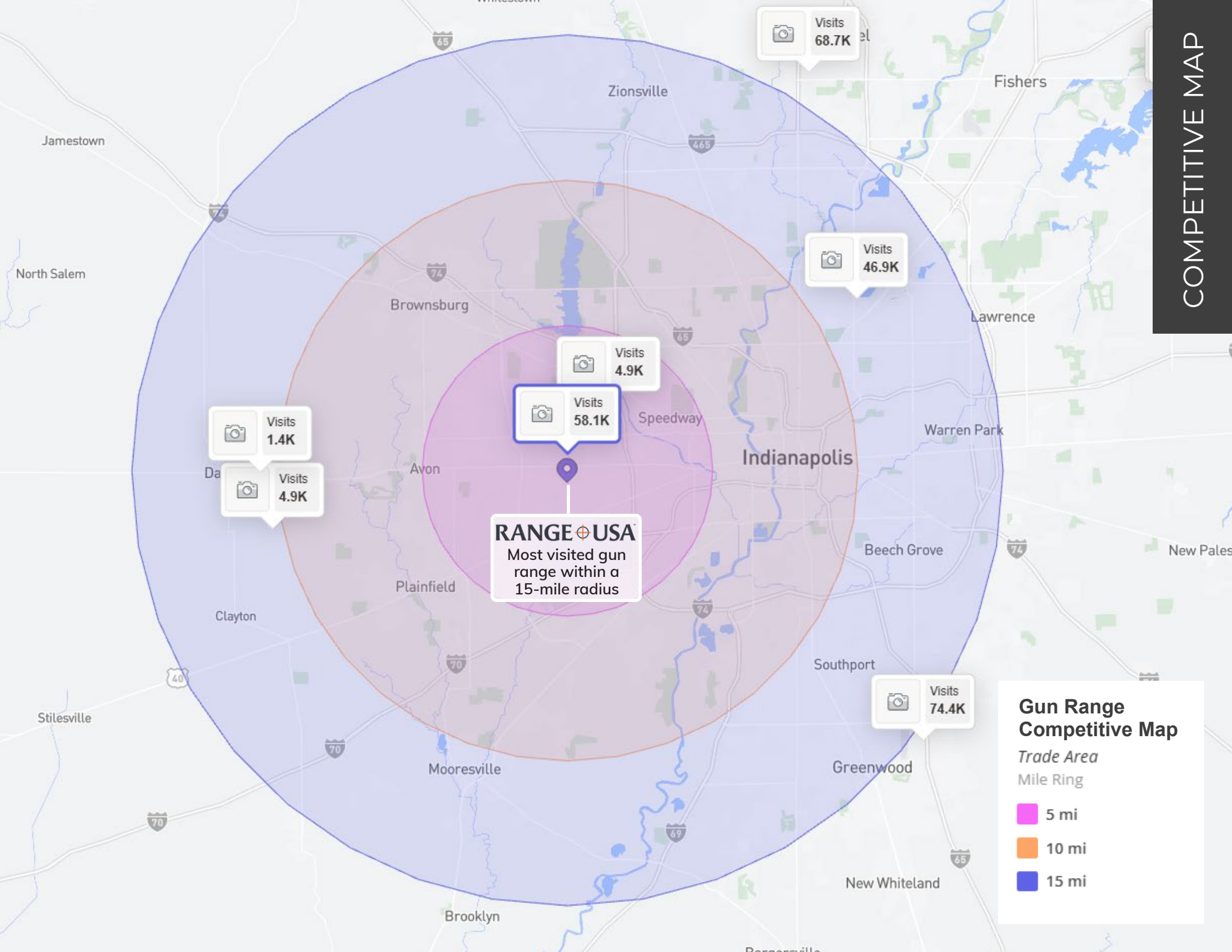


DEMOGRAPHICS

Population	1-Mile	3-Miles	5-Miles
2025 Estimate	6,351	69,571	175,664
2010 Census	6,029	62,893	151,692
2020 Census	6,500	69,266	173,250
Growth 2010 - 2020	7.81%	10.13%	14.21%

Daytime Population	1-Mile	3-Miles	5-Miles
2025 Population	13,388	74,970	192,925

Income	1-Mile	3-Miles	5-Miles
2030 Average HH Income	\$94,100	\$93,119	\$93,325
2025 Average HH Income	\$87,485	\$84,963	\$84,491



RANGE USA
Most visited gun range within a 15-mile radius

Gun Range Competitive Map
Trade Area
Mile Ring

- 5 mi
- 10 mi
- 15 mi

AERIAL



Placer.ai

IU Health West Hospital | 127 Beds

Country Club Rd
11,904 VPD

Ben Davis High School
(3,278 students)

Interstate 465
166,798 VPD

Stanford Court,
Sebring Court, & Darby
Court Apartments
(870 units)

Linden Square I & II
(372 units)

Westside Village
Nursing Center

Wyckford Commons
(248 units)

10 West Apartments
(456 units)

Chapel Hill Apartments
(288 units)

Cox Creek at
Reagan Crossing
(120 units)

Chapel Glen
Elementary School
(456 units)

Rockville Business Center

FritoLay | VALUE ADDED RESOURCES | INMAR intelligence

Westlake
Elementary School
(660 Students)

Lowe's
Walmart Neighborhood Market
PENN STATION EAST COAST SUBS
Wendy's

Ashton Pointe
(250 units)

BEST BUY | Office DEPOT
Michael's | Portillo's | TEXAS ROADHOUSE

Westpoint Commons
1.5 million annual visitors!

PENN STATION | Kroger | UPS | Once Child | cricket wireless

Pinnacle West
Apartments
(758 units)

Rockville Rd
41,190 VPD

Avon Commons
4.6 million annual visitors
Top 6% of shopping centers
nationwide by visits!

TARGET | HomeGoods | Marshalls | LONGHORN STEAKHOUSE | Olive Garden | ROSS DRESS FOR LESS | DICK'S SPORTING GOODS | ULTA BEAUTY | ON THE BORDER MEXICAN GRILL & CANTINA | CHIPOTLE MEXICAN GRILL

FRESH THYME MARKET | Starbucks | MENARDS | meijer | SONIC | OUTBACK STEAKHOUSE | McALISTERS DELI | Panera | PET SMART | JOHN'S LAZ BOY | White Castle | Jimmy John's | Wendy's | Chick-fil & tropical CAFE | Walgreens

SUBJECT PROPERTY

Calver's | BELLE TIRE | extended STAY AMERICA

amazon fulfillment

O'Reilly Burger King | DOLLAR GENERAL | DAIRY QUEEN | SUBWAY | CHASE | Public Storage

US 36

Covington Square
Apartments
(212 units)

Sams Club | Holiday Inn | MICROTTEL BY WYNDHAM | WINGATE BY WYNDHAM

Avon Commons
4.6 million annual visitors
Top 6% of shopping centers
nationwide by visits!

TARGET | HomeGoods | Marshalls | LONGHORN STEAKHOUSE | Olive Garden | ROSS DRESS FOR LESS | DICK'S SPORTING GOODS | ULTA BEAUTY | ON THE BORDER MEXICAN GRILL & CANTINA | CHIPOTLE MEXICAN GRILL

TARGET Distribution Center

McClelland
Elementary School
(763 Students)

Ben Davis University
High School
(387 Students)

Suncrest
Apartments
(250 units)



AERIAL



Westpoint Commons
1.5 million annual visitors!

PENN STATION
EAST COAST SUBS

Once Upon a Child
upon a child

VALUE ADDED
RESOURCES

AutoZone

Shell

Rockville Rd
41,190 VPD

US
36

BioLife
PLASMA SERVICES

getGo

Culver's
Fresh Cutlery
Hotter Burgers

BELLE TIRE

extended
STAY
AMERICA

SecurCare
SELF STORAGE

VALVOLINE

Omnicare
a CVS Health company

BarkElla's
RESORT • SPA

SUBJECT PROPERTY



TOWN IN HENDRICKS COUNTY, INDIANA

- Part of the Indianapolis MSA
- 12 miles west of Downtown Indianapolis

EASILY ACCESSIBLE

- Located on US 36; US 36 is the main east-west road through Avon
- Conveniently located near three major interstates: I-74, I-70, and I-65
 - › Ronald Reagan Parkways provides fast access to the Interstates
- Less than 10 minutes from Indianapolis International Airport | 12.5 million passengers in the past 12 months (Placer.ai)

ABUNDANCE OF RETAIL

- Boasts more than 600 businesses including national and regional chains such as Lowes, SuperTarget, Office Depot and more
- Avon provides quick access to 5 enclosed shopping malls in the Indianapolis area
 - › 13 miles west of Circle Centre Mall which attracts 1.8 million annual visitors (Placer.ai)

NEW DEVELOPMENTS IN AVON

- Harvest Landing: A 57,320 sqft retail center currently under construction | Set to be completed in 2027
- Holiday Inn Express & Suites: An upper midscale hotel with 96 rooms currently under construction | Set to be completed in 2025
- Sephora Midwest Distribution Center: A 746,672 sqft distribution center currently under construction | Set to be completed in 2025
- Chipotle: A 3,000 sqft restaurant built in 2025
- 3 tenant retail center: 6,510 sqft retail center built in 2024
- Bank of America: A 4,200 sqft bank built in 2024

TOP OUTDOOR ATTRACTIONS

- Washington Township Park: A 142 acre park with biking and hiking paths, basketball courts, picnic tables and a dog park
- Avon Town Hall Park : An 83 acre park with a 9 acre fishing pond, walking trails, two children's play areas, outdoor ping pong tables and two shelters
- Murphy Aquatic Park: Has the largest wave pool in Central Indiana
- Burnett Woods State Nature Preserve: A 68 acre wooded nature preserve
- Avon Gardens: 5+ acres of beautiful gardens showcasing a wide variety of perennial and annual plants

STATE CAPITAL AND MOST-POPULOUS CITY IN INDIANA

- Seat of Marion County and the 16th most populous city in the United States

EASILY ACCESSIBLE

- Access via Interstates 65, 69, 70, 74 and 465
- Home to Indianapolis International Airport
 - › More than 10.6 million passengers in 2025 | The airport's busiest year ever
- IndyGo offers 31 fixed bus routes and a red line rapid transit service with a 13-mile north/south line

SPORTING DESTINATION

- Sporting attractions include Indianapolis Motor Speedway (Indy 500), Lucas Oil Stadium (Indianapolis Colts), and Bankers Life Field house (Indiana Pacers)
- Best known for the annual hosting of the world's largest single-day sporting event, the Indianapolis 500 | 357,000 guests in 2025
- The Colts attendance totaled 594,794 in 2025
- The Pacers attendance totaled 530,921 in 2025

HOME TO FIVE MAJOR UNIVERSITY CAMPUSES

- Indiana University | Over 25,000 Students
- Purdue University Indianapolis | 2,800 students
- Butler University | 5,525 students
- University of Indianapolis | Nearly 5,000 students
- Marian University Indianapolis | 2,600 students

TOURIST DESTINATION

- Attractions include the Indianapolis Zoo, Indianapolis Museum of Art, world's largest children's museum, and Monument Circle
- The zoo is a leading tourist attraction with more than 1 million visitors in 2025 (Placer.ai)
 - › 63% of guests are coming from outside of Indianapolis | 20% are coming from out of state
- The Indianapolis Museum of Art is home to the largest collection of monuments dedicated to veterans and war casualties outside of Washington, D.C.

MORE THAN 517,000 EMPLOYEES IN SIX KEY INDUSTRIES

- Trade, Transportation, and Utilities | 246,100 employees
 - › Indiana is known as the crossroads of America
 - › Major employers including Express Scripts, Amazon, and FedEx
- Education and Health Services | 191,000 employees
 - › Major employers include Eli Lilly & Co., Anthem, Roche Diagnostics, and Corteva
- Professional and Business Services | 184,400 employees
 - › Key players in Indianapolis are Salesforce, Cummins, and Simon Property Group
- Manufacturing | 98,100 employees
 - › One of the highest concentrations of manufacturing jobs in the nation (2.04 times the national average)
- Leisure and Hospitality | 109,800 employees
 - › Big employers include the Indianapolis Motor Speedway, the Indiana Convention Center, and Marriott Hotels
- Agribusiness | 16,000 employees
- Sports | 16,000 employees

#2 STATE IN THE COUNTRY TO START A BUSINESS - FORBES

- #1 in the Midwest in the Country to Start a Business 2024 - Forbes
 - › Low-Cost Business Formation Fee
 - › New Businesses Oftentimes Receive Funding
 - › Large Working-Age Population
 - › High Business Survival Rate of 77%
- New Business Applications Across Indiana rose by 13% Between December 2022 and December 2023
- The State has an Active Portfolio of Over 400 Indiana Startups, Making it the Most Active Early-Stage Investor in the Great Lakes Region

INDIANA'S TOP PROJECTS

COMPANY	LOCATION	INVESTMENT
Eli Lilly and Company	Boone County	\$3.7 billion
General Motors-Samsung SDI	St. Joseph County	\$3 billion
ENTEK	Terra Haute	\$1.5 billion
General Motors	Fort Wayne	\$632 billion
Stellantis	N/A	\$155 billion

#11 AMERICA'S TOP STATE FOR DOING BUSINESS - CNBC 2024

- Eight Fortune 500 Companies are Headquartered in Indiana

STATE IS AAA RATED BY STANDARD & POORS

INDIANA'S TOP BUSINESS FACILITIES RANKINGS

SECTOR	RANK
Manufacturing Jobs (% of Workforce)	#1
Manufacturing Output (% of GDP)	#1
Automotive	#2
EV Industry	#9
Agribusiness	#7
Best Business Tax Climate	#9
Medtech/Medical Devices	#6
Outdoor Recreation	#7

MARKETING PLAN SAMPLE

PRIOR TO LISTING

1 OFFERING MEMORANDUM

Client will be sent package prior to listing the property.

2 DIRECT CALLING

Listing team will compile a hyper focused list of investors appropriate for this property type. Thereafter, agents will continue to call leads, consisting of active buyers of similar properties, local owners within the properties sub-market, etc.

LISTING - DAY 1

3 LIVE IN THE INTERNAL "MLS"

Property goes live in the Marcus & Millichap's MNET System. The offering memorandum will be accessible to over 2,000 agents. Immediately after the property goes live in the system, notifications are sent out to brokers that have preferences that match with the subject property.

4 FIRST BLAST

Initial email campaign goes out to only investors within the team's constant contact database currently in excess of 17,000 investors.

5 PRESENT PROPERTY

Property will be presented to the appropriate regional office(s), as well as the Midwest offices in the subsequent Monday morning sales meeting.

6 SWMPROPERTYADVISORS.COM

Property will be added to the Sharko | Weisenbeck | Mendoza website. Anyone can download the offering memorandum after inputting their name, email, and phone number, and identifying whether they are a buyer or broker.

LISTING - DAY 10

7 SECOND BLAST

The second email blast goes to brokers within the team's database, a database in excess of 13,700.

8 ADDED TO M&M PLATFORM

Property is selected on the MNET platform as a feature property to be marketed on the Marcus & Millichap's public facing website.

9 ADDED TO COSTAR

Details are added by CoStar and enhanced by Sharko | Weisenbeck | Mendoza staff.

10 ADDED TO LOOPNET

Within CoStar, the property is selected as a featured property to be put on Loopnet.

11 ADDED TO CREXI

A detailed listing page is added to Crexi. Users are required to have contact information present to view properties. Brokers have access to who viewed and followed the property, as well as who downloaded the offering memorandum.

*The 10-Day mark is approximately 10 business days after the property goes live in MNET

ON GOING MARKETING

12 DIRECT CALLING TO LEADS

Agents will be pro-actively calling and following up with any new promising leads that come from email blasts, the Sharko | Weisenbeck | Mendoza website, Loopnet, CoStar, Crexi, and new and active buyers in the market. In addition, we stay in touch with previously interested investors on updates on the property or price.

13 CONSTANT CONTACT

After the first initial two blasts, the property is marketed as follows:

1. **Every week** on the single or multi-tenant blast.
2. After the 10 day mark, the property is marketed approximately every **30 days**, as needed.
3. Specialized group blasts that meet a certain criteria, as applicable.
4. If there is a **price change** or major change to the offering memorandum.

Note: To ensure abundant and quality subscribers, we do not over market a property within the same platform.

14 CREXI

Crexi has internal marketing blasts that our listings, as a paid feature, are selected to be marketed to hyper focused groups of investors. Typically a property is sent out **1-3 times per month**, depending on the demand for the type of asset.

15 LOOPNET

To give the feel that all our properties are newly featured properties on Loopnet we continuously update these. First at the 10 day mark for roughly a month and then regularly thereafter.

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

Marcus & Millichap

SHARKO | WEISENBECK | MENDOZA
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