

2401 S. WESTERN AVENUE
MARION, IN



INVESTMENT HIGHLIGHTS

- > 20-Year Full NNN Lease
- > No Landlord Responsibilities
- > 7.5% Increases Every 5 Years
- > Located Adjacent to Culver's & Burger King
- > Positioned by Strong National Retailers
- > New 2021 Construction
- > Located Along Major Corridor
- > Double Drive Thru
- > All Brick Construction

INVESTMENT OVERVIEW

Built in 2021, the subject property is a new NOLA Prototype Popeyes drive-thru located in Marion, Indiana. This 20-year absolute NNN lease includes 7.5% rental increases every five-years in the primary term and extends into the (4) five-year option periods.

Located along South Western Avenue, one of the main corridor, the subject property is positioned by strong national retailers and is located adjacent to an Aldi store.

Nestled approximately 60 miles northeast of Indianapolis, Marion is situated slightly north of the center of Boone County and along Indiana Route 18. Marion is a "full service" city offering a mix of residential, commercial, industrial and educational environments allowing its residents an excellent quality of life.

Exclusively Offered By:

Cory Detamore

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OFFERING SUMMARY

Rentable Square Feet	2,500 SF
Year Built	2021
Lot Size	0.87±
Type of Ownership	Fee Simple

TENANT SUMMARY

Tenant Trade Name	Popeyes
Ownership	Public
Lease Guarantor	Franchisee
Lease Type	NNN (No Landlord Responsibilities)
Roof & Structure	Tenant Responsible
Original Lease Term	20 Years
Rent Commencement Date	December 1, 2021
Lease Expiration Date	November 30, 2041
Term Remaining on Lease	20 Years
Increases	7.5% Every 5 Years
Options to Renew	(4) 5-Year Options




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