

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



CORPORATE LEASE | STRONG PLACER.AI RANKINGS | OUTPARCEL TO WALMART SUPERCENTER



3240 John A Williams Boulevard

BEDFORD INDIANA

ACTUAL SITE



EXCLUSIVELY MARKETING BY



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NATIONAL NET LEASE

Managing Broker: Kyle T. Hughes | IN License No. RB14037108





OFFERING SUMMARY



OFFERING

Pricing	\$3,000,000
Net Operating Income	\$165,190
Cap Rate	5.50%

PROPERTY SPECIFICATIONS

Property Address	3240 John A Williams Blvd, Bedford, IN 47421
Rentable Area	4,042 SF
Land Area	1.27 AC
Year Built	2021
Tenant	Jiffy Lube, LLC
Signature	Corporate
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term Remaining	9+ Years
Increases	10% Every 5 Years
Options	5 (5-Year)
Rent Commencement	3/23/2021
Lease Expiration	3/31/2036
ROFR	No

LEASE TERM						RENTAL RATES		
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Jiffy Lube, LLC	4,042	3/23/2021	3/31/2036	Current	-	\$13,766	\$165,190	5 (5-Year)
(Corporate Signature)				4/1/2031	10%	\$15,142	\$181,710	

10% Increase Beg. of Each Option

Corporate Signed Lease | Options To Extend | Scheduled Increases

- Jiffy Lube, LLC corporate signed lease
- 9+ years remaining with 5 (5-year) option periods to extend
- The lease contains 10% rental increases every 5 years, and at the beginning of each option period

Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for an out-of-state, passive investor

Outparcel to Walmart Anchored Center | Near Town Fair Center

- The subject property is an outparcel to a Walmart anchored center with tenants including Dollar Tree, GameStop, Verizon Wireless and others
- Nearby retailers include: Aldi, Lowe's, McDonald's, Bealls, Bath & Body Works, Wendy's, and Goodwill
- Strong tenant synergy promotes crossover shopping to the subject property

Limited Competition | Proximity to IN-37, Near 16th Street | Growing Corridor

- Great opportunity to own the most visited Jiffy Lube of only three locations in a 50-mile radius
- Jiffy Lube sits less than half a mile from IN-37 (22,000 VPD), and one-mile from 16th St (15,000 VPD)
- The surrounding area has had significant growth in recent years, including a brand new Del Taco and Culver's less than one-mile from the site

Located at the Entrance to Walmart Supercenter | Excellent Visibility & Access

- The Walmart adjacent to the property is the 11th most visited Walmart in Indiana according to Placer.AI (2.8M annual visits)
- Walmart is currently constructing a Walmart Fuel Station and walk-in convenience store directly in between Walmart and the subject property
- The asset has excellent visibility with its location between Walmart and John A Williams Blvd (13,600 VPD)

Strong Demographics In 10-Mile Trade Area

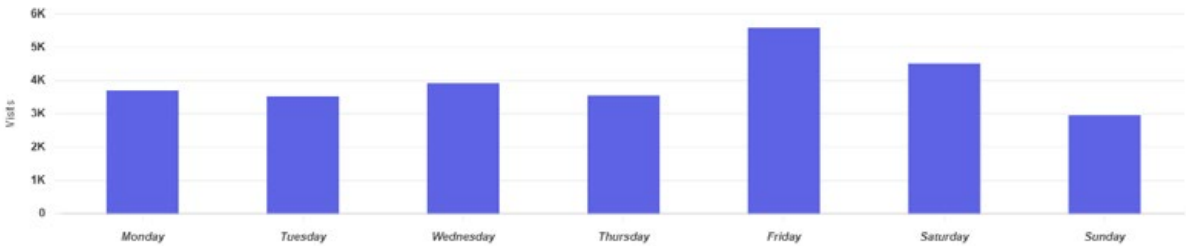
- More than 40,385 residents and 13,838 employees support the trade area
- \$83,081 average household income

JIFFY LUBE | 3240 JOHN A WILLIAMS BLVD

METRICS

Visits	27.7K	Avg. Dwell Time	33 Min
Visits / sq ft	8.91	Panel Visits	3.7K
Size - sq ft	3.1K	Visits YoY	-0.9%
Visitors	14.3K	Visits Yo2Y	+10.1%

DAILY VISITS



June 2025 - June 2026

This data was provided by Placer.ai, a company that tracks consumer data via smartphone apps. Currently, there are over 20+ million active devices and various platforms and metrics to compare industry trends and analyze trade areas.

RANKING OVERVIEW

Nationwide

526 / 1,992

[View List](#)

Indiana

12 / 70

[View List](#)

Local: 50mi

1 / 3

[View List](#)

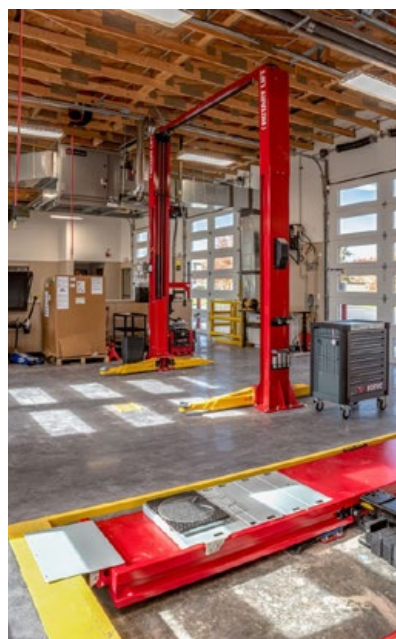
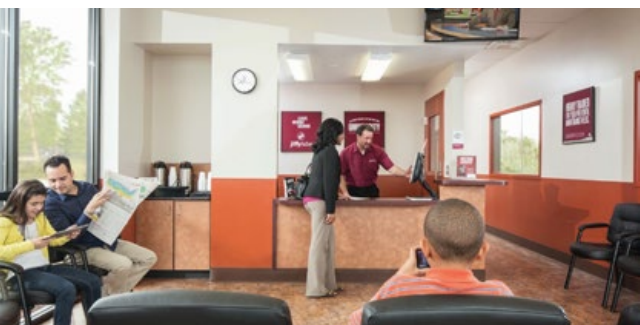
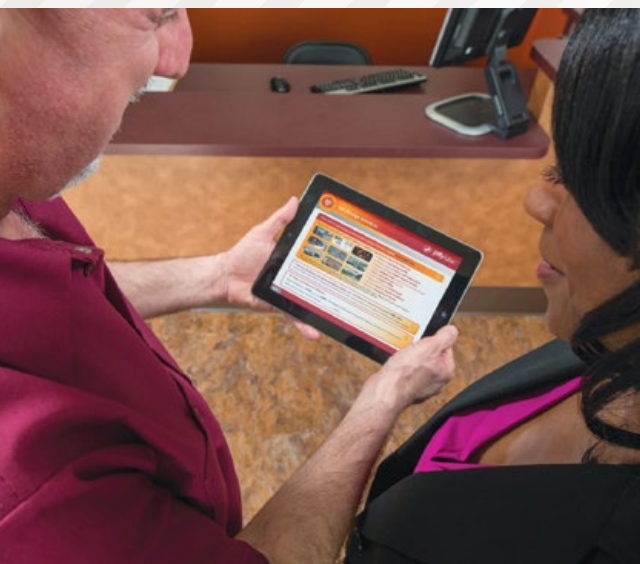
PROPERTY PHOTOS



PROPERTY PHOTOS



BRAND PROFILE



JIFFY LUBE

jiffylube.com

Company Type: Subsidiary

Locations: 2,000+

Parent: Shell USA, Inc

2025 Employees: 84,000

2025 Revenue: \$266.89 Billion

2025 Net Income: \$17.84 Billion

2025 Assets: \$370.35 Billion

2025 Equity: \$174.39 Billion

Credit Rating: S&P: A+

Founded over 45 years ago, Jiffy Lube serves approximately 19 million customers each year at more than 2,000 franchised service centers across North America. Jiffy Lube pioneered the fast oil change industry in 1979 by establishing the first drive-through service bay, providing customers with fast, professional service for their vehicles. The company continues to lead the industry with the evolution of its business model, Jiffy Lube Multicare, which offers oil changes, brakes, batteries and tires as well as other services consumers want and need. Headquartered in Houston, Jiffy Lube is a wholly owned, indirect subsidiary of Shell USA, Inc.

Source: businesswire.com, finance.yahoo.com

PROPERTY OVERVIEW



LOCATION



Bedford, Indiana
Lawrence County

ACCESS



Walmart (Unnamed Road): 1 Access Point

TRAFFIC COUNTS



John A. Williams Boulevard: 13,600 VPD
State Highway 37: 22,000 VPD

IMPROVEMENTS



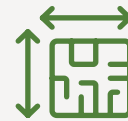
There is approximately 4,042 SF of existing building area

PARKING



There are approximately 15 parking spaces on the owned parcel.
The parking ratio is approximately 3.7 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 47-06-15-300-029.000-010
Acres: 1.27
Square Feet: 55,452

CONSTRUCTION



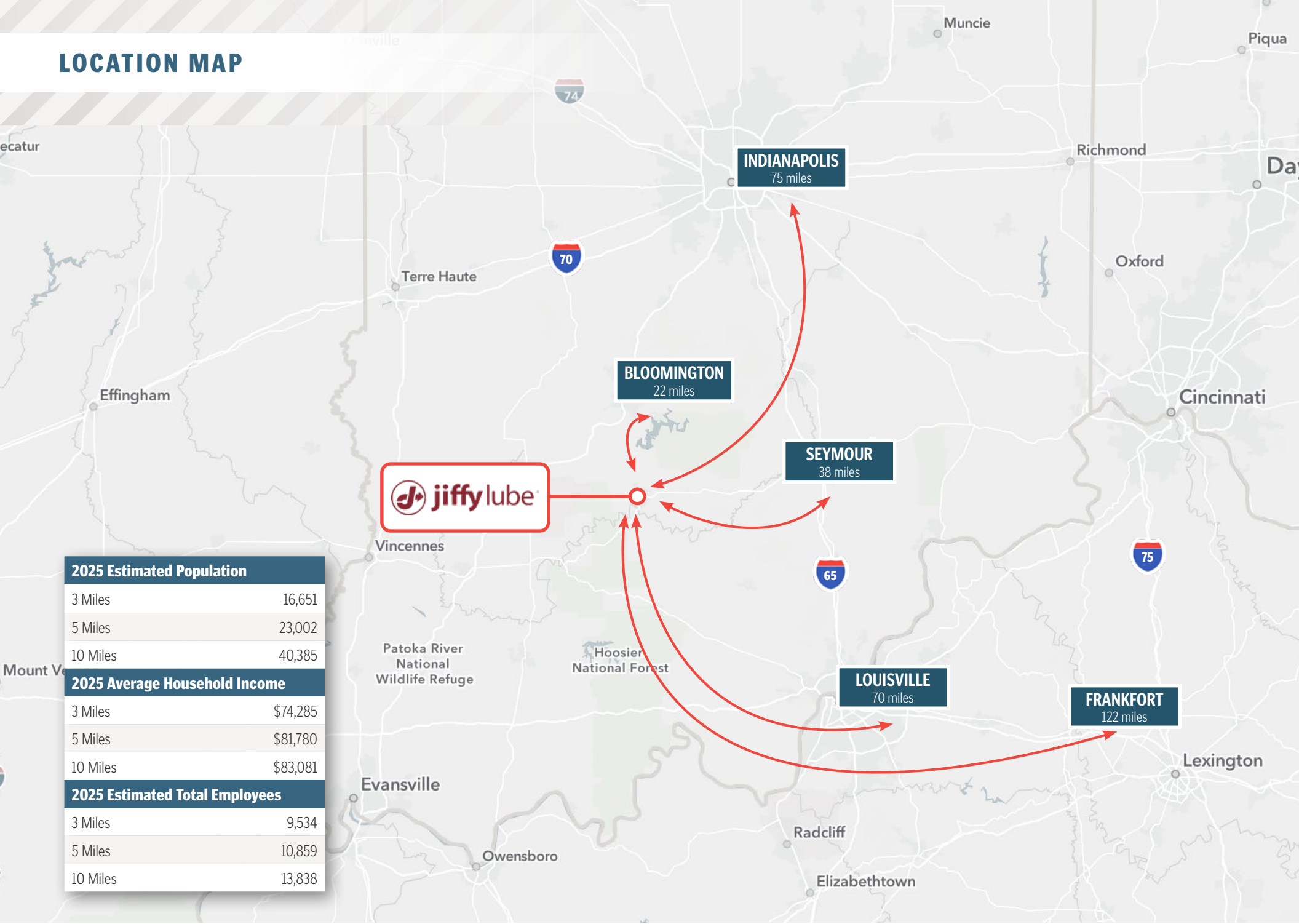
Year Built: 2021

ZONING

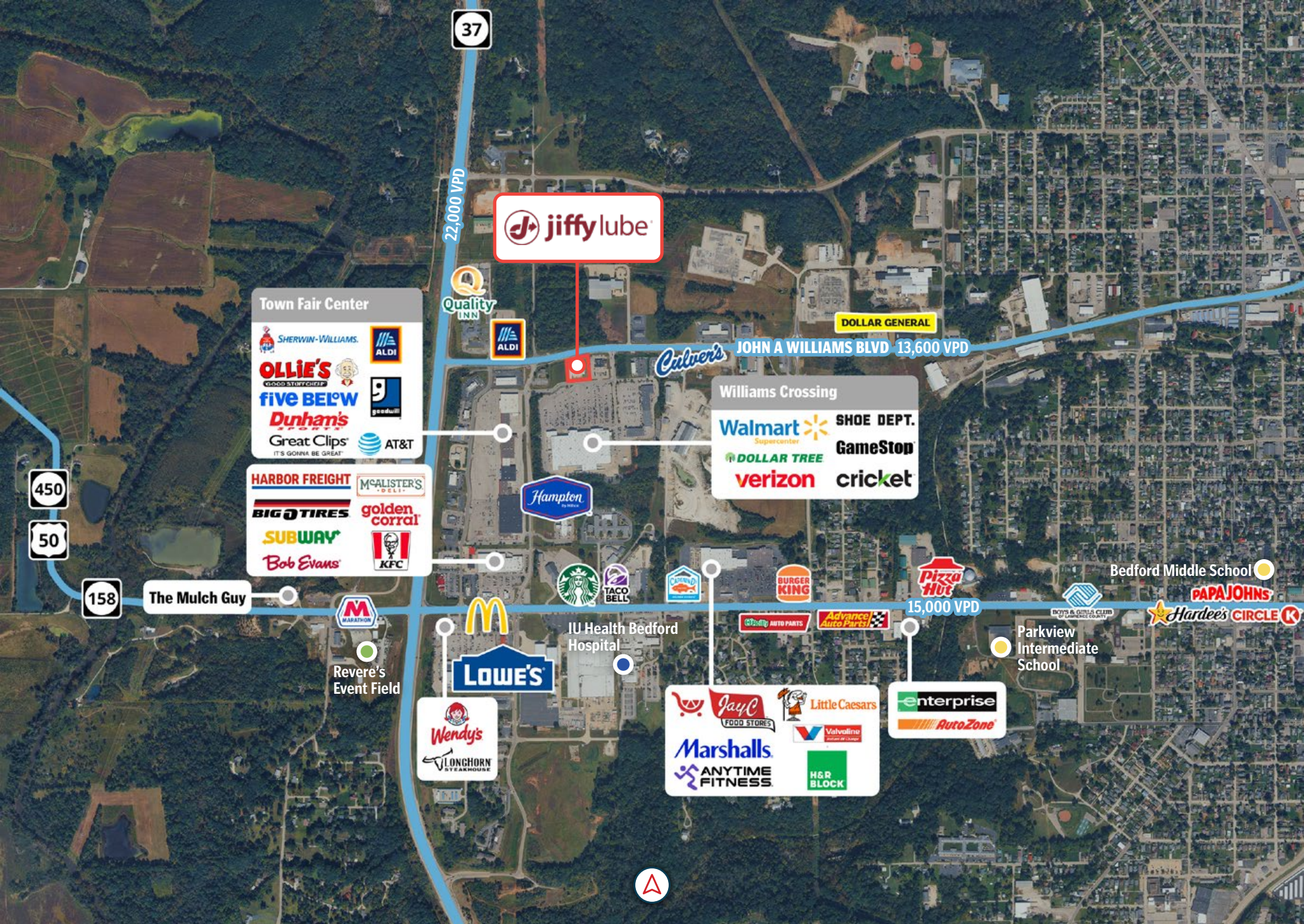


General Commercial

LOCATION MAP



2025 Estimated Population	
3 Miles	16,651
5 Miles	23,002
10 Miles	40,385
2025 Average Household Income	
3 Miles	\$74,285
5 Miles	\$81,780
10 Miles	\$83,081
2025 Estimated Total Employees	
3 Miles	9,534
5 Miles	10,859
10 Miles	13,838



JOHN A WILLIAMS BOULEVARD 13,600 VPD

 **jiffylube**

Pylon Sign

 **WINGS
and
RINGS**



	3 Miles	5 Miles	10 Miles
Population			
2025 Estimated Population	16,651	23,002	40,385
2030 Projected Population	16,665	23,015	40,307
2025 Median Age	43.5	43.9	44.2
Households & Growth			
2025 Estimated Households	7,246	9,804	16,949
2030 Projected Households	7,314	9,899	17,081
Income			
2025 Estimated Average Household Income	\$74,285	\$81,780	\$83,081
2025 Estimated Median Household Income	\$59,146	\$65,723	\$67,893
Businesses & Employees			
2025 Estimated Total Businesses	965	1,103	1,510
2025 Estimated Total Employees	9,534	10,859	13,838



BEDFORD, INDIANA

Bedford is a historic city located in Lawrence County, southern Indiana, approximately 22 miles south of Bloomington and 75 miles southwest of Indianapolis. Known as the “Limestone Capital of the World,” Bedford has a rich heritage tied to the limestone industry, which helped shape many notable buildings across the United States. The City of Bedford had a population of 13,886 as of July 1, 2025.

Bedford’s economy is supported by manufacturing, limestone production, healthcare, education, retail, and logistics. The limestone industry remains an important part of the local economy, complemented by manufacturing operations and industrial employers throughout the region. Healthcare providers, educational institutions, and local businesses contribute to employment, while the city’s location along State Road 37/I-69 corridor enhances regional connectivity and economic development opportunities.

Bedford is known for its limestone heritage, celebrated through historic buildings, monuments, and community events. Outdoor recreation is available at nearby attractions such as Spring Mill State Park, which offers hiking trails, cave tours, camping, and historic village exhibits. The city also features parks, golf courses, and a historic downtown district with local shops and restaurants. Annual festivals and cultural events contribute to Bedford’s community appeal.

The nearest major airport is Indianapolis International Airport.



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MEMBERS

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\$6.5B+

TRANSACTION
VALUE

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PROPERTIES

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in 2025

\$3.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2025



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