

ZAXBY'S CORPORATE - 20 YR ABS NNN

IN-3 & N LINCOLN ST, GREENSBURG, IN 47240



Representative Photo

OFFERING MEMORANDUM

Marcus & Millichap



HONDA
Indiana Manufacturing Facility
±3,000 Employees

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES
Rural King
America's Farm and Home Store
Culver's BURGER KING

ZAXBYS

Walmart
JIMMY JOHN'S
Starbucks
HIBBET SPORTS
DAIRY QUEEN
Marshalls

Valeo
±700 Employees

GECOM Corp.
±400 Employees

ALDI **McDonald's** **ANYTIME FITNESS**
KFC **Arby's** **TACO BELL** **Ford**

Decatur County Memorial Hospital
The Quality Care You Want. Close By.

GREENSBURG COMMUNITY HIGH SCHOOL
±2,500 Students

DECATUR COUNTY
Fairgrounds

GREENSBURG COUNTRY CLUB

DOWNTOWN GREENSBURG

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Executive Summary

IN-3 & N Lincoln St, Greensburg, IN 47240

FINANCIAL SUMMARY

Price	\$3,666,000
Cap Rate	6.00%
Net Cash Flow	6.00% \$220,000 ⁽¹⁾
Building Size	1,969 SF
Year Built	2025
Lot Size	1.18 Acres

LEASE SUMMARY

Lease Type	Absolute Triple-Net (NNN) Lease
Tenant	Zaxby's Properties LLC
Est. Lease Commencement Date	Q1 2026
Est. Lease Expiration Date	Q1 2046
Lease Term	20 Years
Rental Increases	10% Every 5 Years
Renewal Options	4, 5 Year Options
Right of First Refusal	Yes, 15 Business Days

(1) - Annual Rent is subject to slight adjustment once final construction costs are accounted for.

ANNUALIZED OPERATING DATA

Lease Years	Est. Annual Rent	Cap Rate
Years 1 – 5	\$220,000.00	6.00%
Years 6 – 10	\$242,000.00	6.60%
Years 11 – 15	\$266,200.00	7.26%
Years 16 – 20	\$292,820.00	7.99%
Renewal Options	Est. Annual Rent	Cap Rate
Option 1	\$322,102.00	8.79%
Option 2	\$354,312.20	9.66%
Option 3	\$389,743.42	10.63%
Option 4	\$428,717.76	11.69%

Base Rent	\$220,000
Net Operating Income	\$220,000
Total Return	6.00% \$220,000

ZAXBYS™



30,500 CPD
INTERSTATE 74



18,350 CPD
IN-3





18,350 CPD
IN-3



Property Description



INVESTMENT HIGHLIGHTS

- » **Brand New 20-Year Absolute Triple-Net (NNN) Lease - New 2025 Construction**
- » 10% Rental Increases Every 5 Years with Multiple Renewal Options
- » **Zaxby's is a Fast-Growing National QSR Chain with ±1,000 Locations in 17 States**
- » Excellent Frontage Along IN-3, a Major Regional Thoroughfare
- » **Easy Freeway Access, Situated Immediately Off Interstate 74, Providing a Direct Route to Indianapolis and Cincinnati**
- » Located in Greensburg's Primary Retail Corridor, Anchored by Walmart, Rural King, Harbor Freight, and ALDI
- » **Daytime Population Exceeds 25,000 People within a 10-Mile Radius**
- » Less Than 6 Miles from Honda's Indiana Manufacturing Facility (±3,000 Employees) via Interstate 74 Freeway
- » **Average Household Income Exceeds \$84,000 in the Surrounding Area**



DEMOGRAPHICS

1-mile

5-miles

10-miles

Population

	1-mile	5-miles	10-miles
2029 Projection	3,712	14,908	23,985
2024 Estimate	3,677	14,766	23,860
Growth 2024 - 2029	0.95%	0.96%	0.53%

Households

	1-mile	5-miles	10-miles
2029 Projections	1,674	6,257	9,804
2024 Estimate	1,645	6,145	9,661
Growth 2024 - 2029	1.82%	1.83%	1.48%

Income

	1-mile	5-miles	10-miles
2024 Est. Average Household Income	\$68,994	\$78,889	\$84,513
2024 Est. Median Household Income	\$63,860	\$65,141	\$71,415

Tenant Overview



Representative Photo



ATLANTA, GA
Headquarters



±1,000
Locations



ZAXBYS.COM
Website



1990
Founded

Zaxby's is a chicken finger franchise founded in 1990 in Statesboro, Georgia. Along with their delicious chicken fingers, Zaxby's menu includes salads, wings, sandwiches, and signature sauces, made with Southern hospitality and a modern twist.

Zaxby's is headquartered in Atlanta, Georgia with over 950 Zaxby's locations across 17 states, primarily in the Southern United States. According to an August 2025 press release, Zaxby's is positioned to surpass 1,000 stores by the end of 2025. A testament to the company's growth, Zaxby's is expanding into the Western market, with new stores opening in Las Vegas and Phoenix in 2025. Looking forward, Zaxby's plans to further their expansion with 60 new locations in 2026.

Property Photos



Location Overview



Greensburg is a city in, and the county seat of, Decatur County, Indiana. The population was over 12,300 people at the time of the 2020 Census. Greensburg is a growing, thriving community in southeast Indiana, conveniently situated midway between Indianapolis and Cincinnati.

With easy access to multiple interstate highways and a key position in America's automotive manufacturing corridor, the Greensburg/Decatur County region offers unmatched connectivity for logistics, suppliers, and advanced manufacturers. The Honda Manufacturing of Indiana facility, located just outside the city center of Greensburg, employs roughly 3,000 employees. Automotive Components and

Manufacturing comprise the majority of the area's top employers, along with Decatur County Memorial Hospital.

The Greensburg/Decatur County region offers small-town charm with access to big-city amenities, including sports, culture, and international travel. Greensburg's vibrant Downtown District is a walkable hub of dining, shopping, and entertainment. Other amenities in the city include a full-service YMCA and Rebekah Park campus, featuring an outdoor fitness center, amphitheater, walking and biking paths, a splash pad, and more.

[exclusively listed by]

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For financing options, please reach out to:

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