

SINGLE TENANT NN

Investment Opportunity



Recent 5-Year Lease Renewal | Strong Frontage On National Rd E (15,000 VPD) | Dense Retail Corridor



4740 National Road E

RICHMOND INDIANA

ACTUAL SITE





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NATIONAL NET LEASE

Managing Broker: Ed Bonacker, SRS Real Estate Partners, LLC | IN License No. RC51100006

OFFERING SUMMARY



OFFERING

Pricing	\$1,076,000
Net Operating Income	\$78,000
Cap Rate	7.25%

PROPERTY SPECIFICATIONS

Property Address	4740 National Road E Richmond, Indiana 47374
Rentable Area	6,000 SF
Land Area	0.53 AC
Year Built	1987
Tenant	Petland, Inc.
Signature	Corporate
Lease Type	NN
Landlord Responsibilities	Maintain, repair, and replace roof and exterior walls; repair and replace HVAC
Increases	\$1 PSF Increase at beginning of the option period
Options	1 (5-Year)
Rent Commencement	1/1/2021
Lease Expiration	12/31/2030
ROFO/ROFR	No
Sales Reporting	No



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 Population	2,042	19,142	40,070
2025 Households	1,169	8,398	17,189
2025 Average Household Income	\$86,679	\$80,129	\$70,634
2025 Median Age	47.4	41.4	40.9
2025 Total Businesses	214	673	1,661
2025 Total Employees	4,359	11,274	27,705



LEASE TERM				RENTAL RATES				
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Petland, Inc.	6,000	1/1/2021	12/31/2030	Current	-	\$6,500	\$78,000	1 (5-Year)
				Option 1	\$1 PSF	\$7,000	\$84,000	

Recent 5-Year Lease Renewal | Commitment To The Site | Additional Options To Extend | \$1 PSF Rental Increase

- The tenant, Petland, Inc., recently exercised a 5-year lease renewal, demonstrating their long-term commitment to the location
- One (1) additional 5-year renewal option remains, featuring a flat \$1 PSF annual rental increase, supporting future income growth and providing a built-in inflation hedge

NN Lease | Fee Simple Ownership | Limited Landlord Responsibilities

- The lease is structured as NN, with the tenant reimbursing CAM, taxes, insurance and maintaining nearly all aspects of the premises
- Landlord responsibilities are limited to maintaining, repairing, and replacing roof and exterior walls; repairing and replacing HVAC; paying real estate taxes (tenant reimburses); maintaining property insurance (tenant reimburses); and maintaining the parking lot and landscaping (tenant reimburses)

Dense Retail Corridor | Strong Tenant Synergy

- Located within a dense retail corridor surrounded by national retailers including Walmart Supercenter, Kroger, Aldi, and Lowe's
- Strong tenant synergy drives consumer traffic and promotes cross-shopping activity, supporting overall tenant performance

Strong Frontage On National Rd E (15,000 VPD) | Proximity To I-75

- The asset benefits from strong frontage on National Rd E (15,000 VPD), a key local thoroughfare with steady daily exposure
- Just off I-70 (36,400 VPD), a major east-west regional artery, offering excellent access to both local and regional traffic
- High visibility and access from major roadways enhance customer convenience and drive consistent retail traffic

Strong Demographics Trade Area

- The 5-mile trade area includes over 40,000 residents and 27,700 employees
- The 1-mile trade area boasts an average household income of \$86,679
- Strong population density and income levels support sustained tenant performance and long-term asset stability

2025 Estimated Population

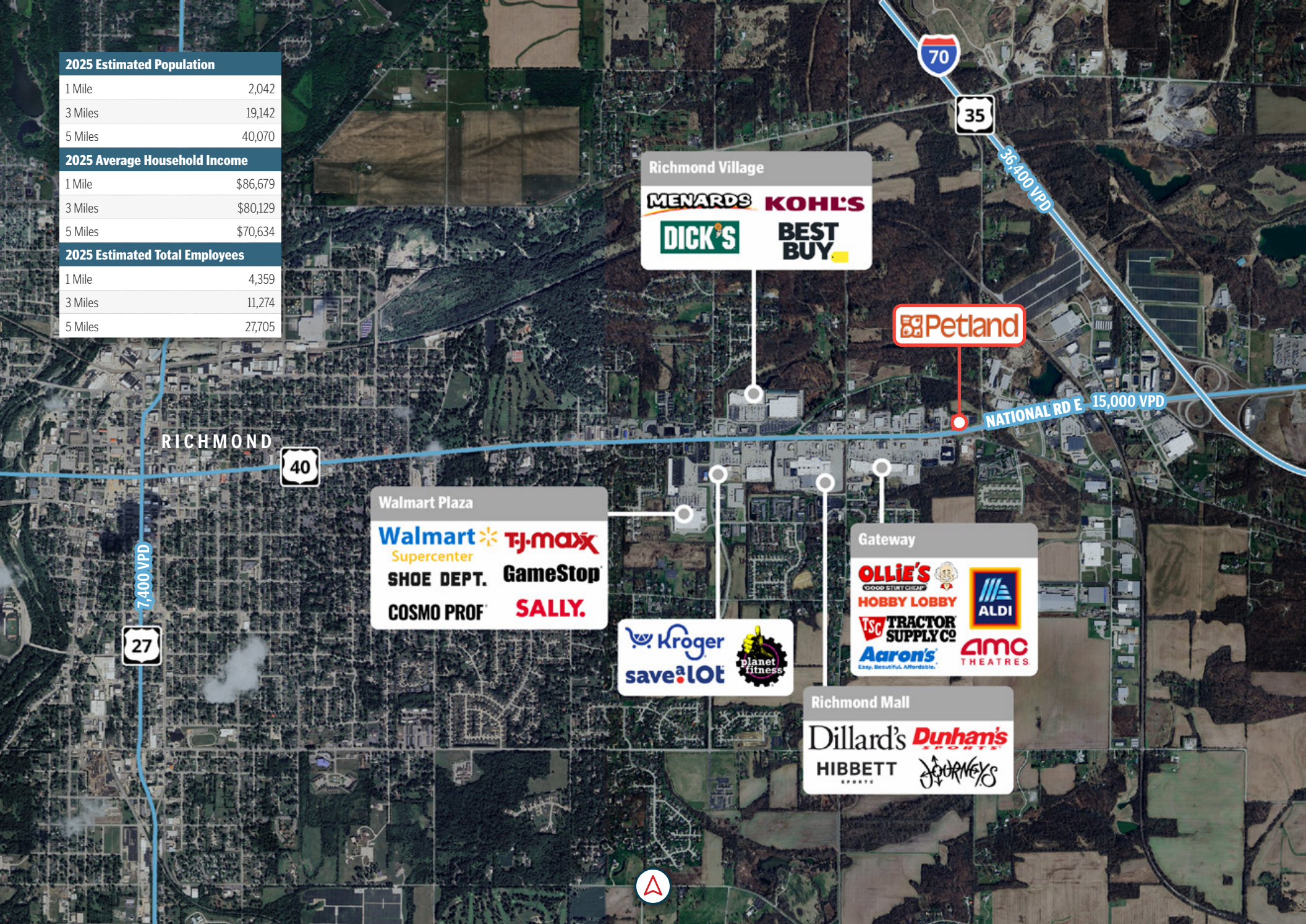
1 Mile	2,042
3 Miles	19,142
5 Miles	40,070

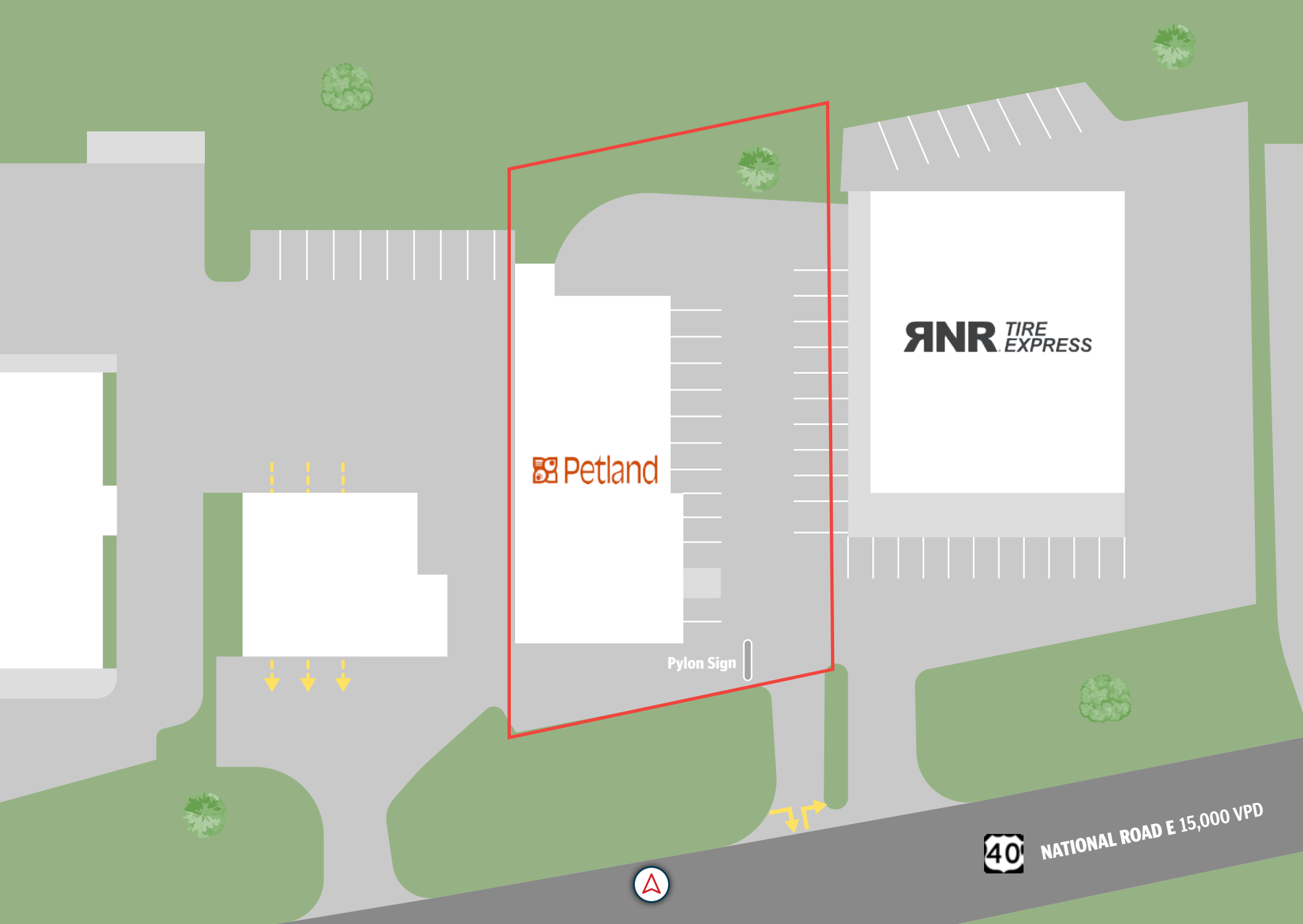
2025 Average Household Income

1 Mile	\$86,679
3 Miles	\$80,129
5 Miles	\$70,634

2025 Estimated Total Employees

1 Mile	4,359
3 Miles	11,274
5 Miles	27,705







PETLAND

petland.com

Company Type: Private

Locations: 140+

Petland, Inc. is a privately held Ohio corporation founded in 1967. Initially, Petland owned and operated retail pet stores in Ohio, West Virginia and Kentucky. In the early 1970's, Petland began franchising pet stores and entered the business of wholesale distribution for pet-related merchandise. In the late 1980's, Petland expanded its presence in Canada and entered international markets. Petland currently has stores in the United States and international markets including South Africa, China, Canada, Mexico Brazil and El Salvador. It is their desire at Petland to make a difference in the communities they serve. For more than 45 years, Petland has been the retail pet industry leader in the area of animal care with ongoing staff training programs, in-store animal husbandry systems and community service programs aimed at placing homeless pets and preventing unwanted litters in the community. Petland is a global leader in the pet retail industry with more than 140 locations worldwide.

Source: petland.com/about



THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

\$5B+

TRANSACTION
VALUE

company-wide
in 2024

600+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2024

\$2.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2024

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