

# ZAXBY'S CORPORATE - 20 YR ABS NNN

2129 NORTH MIDDLE DRIVE, GREENSBURG, IN 47240



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**

**ZAXBY'S**

**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.

**DECATUR COUNTY**  
Fairgrounds

**DOWNTOWN GREENSBURG**

**GREENSBURG COMMUNITY HIGH SCHOOL**  
±2,500 Students

**GREENSBURG COUNTRY CLUB**

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# Executive Summary

2129 N Middle Dr, Greensburg, IN 47240

## FINANCIAL SUMMARY

<b>Price</b>	<b>\$3,400,900</b>
Cap Rate	6.25%
Net Cash Flow	6.25% \$212,558
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
Rent Commencement Date	January 29, 2026
Lease Expiration Date	January 31, 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

## ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
Years 1 – 5	\$212,558.00	6.25%
Years 6 – 10	\$233,813.80	6.88%
Years 11 – 15	\$257,195.18	7.56%
Years 16 – 20	\$282,914.70	8.32%
Renewal Options	Annual Rent	Cap Rate
Option 1	\$311,206.17	9.15%
Option 2	\$342,326.78	10.07%
Option 3	\$376,559.46	11.07%
Option 4	\$414,215.41	12.18%

<b>Base Rent</b>	<b>\$212,558</b>
<b>Net Operating Income</b>	<b>\$212,558</b>
<b>Total Return</b>	<b>6.25% \$212,558</b>

# ZAXBYS™





 **30,500 CPD**  
INTERSTATE 74

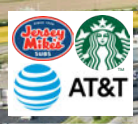
 goodwill

 Marshalls  
maurices

 HIBBETT SPORTS

 Walmart

 JIMMY JOHN'S  
T Mobile

 AT&T

 verizon

 DOLLAR TREE  
DAIRY QUEEN  
SUBWAY

 enterprise  
Mexican Bar & Grill

 BAYMONT  
INN & SUITES

 chji's

 Quality  
INN  
BY CHOICE HOTELS

 ZAXBY'S

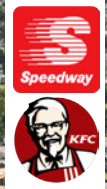
 AMERICAN  
RENTAL  
HOME FURNISHINGS

 FIRST  
first financial bank

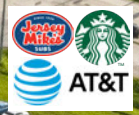
**18,350 CPD**  
IN-3

 Domino's





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  $\pm 1,000$  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 ( $\pm 3,000$  Employees) via Interstate 74 Freeway
- » Average Household Income Exceeds \$87,000 in the Surrounding Area



## DEMOGRAPHICS

1-mile

5-miles

10-miles

### Population

	1-mile	5-miles	10-miles
2030 Projection	3,937	15,000	24,072
2025 Estimate	3,897	14,853	23,939
Growth 2025 - 2030	1.01%	0.99%	0.55%

### Households

	1-mile	5-miles	10-miles
2030 Projections	1,781	6,324	9,896
2025 Estimate	1,748	6,208	9,746
Growth 2025 - 2030	1.87%	1.87%	1.53%

### Income

	1-mile	5-miles	10-miles
2025 Est. Average Household Income	\$69,594	\$81,385	\$87,120
2025 Est. Median Household Income	\$62,952	\$66,122	\$72,281

# Tenant Overview



## ZAXBYS™



**ATLANTA, GA**  
Headquarters



**±1,000**  
Locations



**ZAXBYS.COM**  
Website



**1990**  
Founded

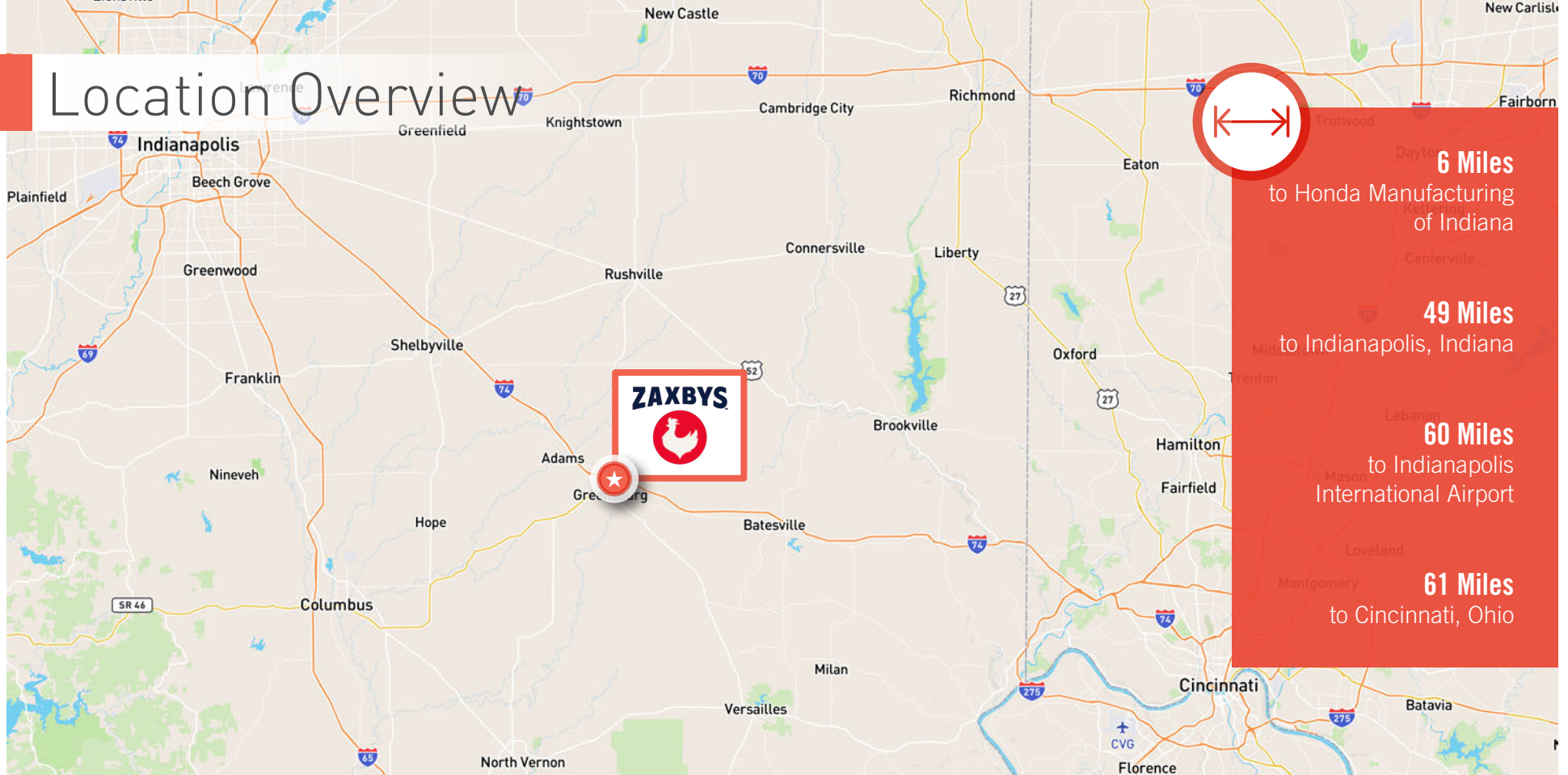
Zaxby's is a chicken finger franchise founded in 1990 in Statesboro, Georgia. Along with their delicious chicken fingers, Zaxby's menu includes salads, wings, sandwiches, and signature sauces, made with Southern hospitality and a modern twist.

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.

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