

INVESTMENT OFFERING

SINGLE-TENANT NET LEASE



407 S MAIN STREET
CLINTON, INDIANA

CIRE Partners
COMMERCIAL INVESTMENT REAL ESTATE

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PROPERTY DETAILS

GENERAL SUMMARY

Address	407 S Main St, Clinton, IN 47842
APN	83-09-06-402-007.000-004
Building Size	±14,074 SF
Parcel Size	±1.18 AC (±51,400 SF)
Year Built	1990
Parking	±40 (2.80 per 1,000 SF)
Ownership	Fee Simple - Land & Building
Zoning	Commercial – Financial Institution Use
Traffic Counts	S Main St: ±8,409 ADT

LEASE ABSTRACT

Tenant	Old National Bank
Rent Commencement	November 1, 2020
Lease Expiration	December 21, 2029
Remaining Lease Term	±4 Years
Renewal Options	Four (4) - 5 Years
Current Annual Rent	\$180,136
Rent Increases	1.5% Annually
Lease Type	Absolute Triple-Net (NNN)
Landlord Responsibilities	None

PURCHASE PRICE
\$2,771,000

CAP RATE
6.50%

NOI
\$180,136

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	CAP RATE
Current - 10/31/2026	\$180,136	\$15,011	6.50%
11/1/2026 - 10/31/2027	\$182,838	\$15,236	6.60%
11/1/2027 - 10/31/2028	\$185,580	\$15,465	6.70%
11/1/2028 - 10/31/2029	\$188,364	\$15,697	6.80%
Options 1: 11/1/2029 - 10/31/2030	\$191,189	\$15,932	6.90%
Options 2: 11/1/2030 - 10/31/2031	\$194,058	\$16,171	7.01%
Options 3: 11/1/2031 - 10/31/2032	\$196,969	\$16,414	7.11%
Options 4: 11/1/2032 - 10/31/2033	\$199,922	\$16,660	7.22%

HIGHLIGHTS

CORPORATE GUARANTEE / INVESTMENT-GRADE CREDIT

Old National Bancorp (Baa1 Moody's 5/3/25) operates 93 branches in Indiana and ranks as the state's 3rd-largest bank by market share.

ABSOLUTE NNN LEASE – PASSIVE OWNERSHIP

Tenant responsible for 100% of expenses including roof, structure and parking.

STEADY RENT GROWTH

1.5 % annual increases through base and option terms.

STRONG BRANCH PERFORMANCE

\$96.2 M deposits (FDIC 6/30/25) with consistent YOY growth.

ESSENTIAL LOCATION

Main Street corner site surrounded by regional banks and service retail.

MARKET GROWTH DRIVERS

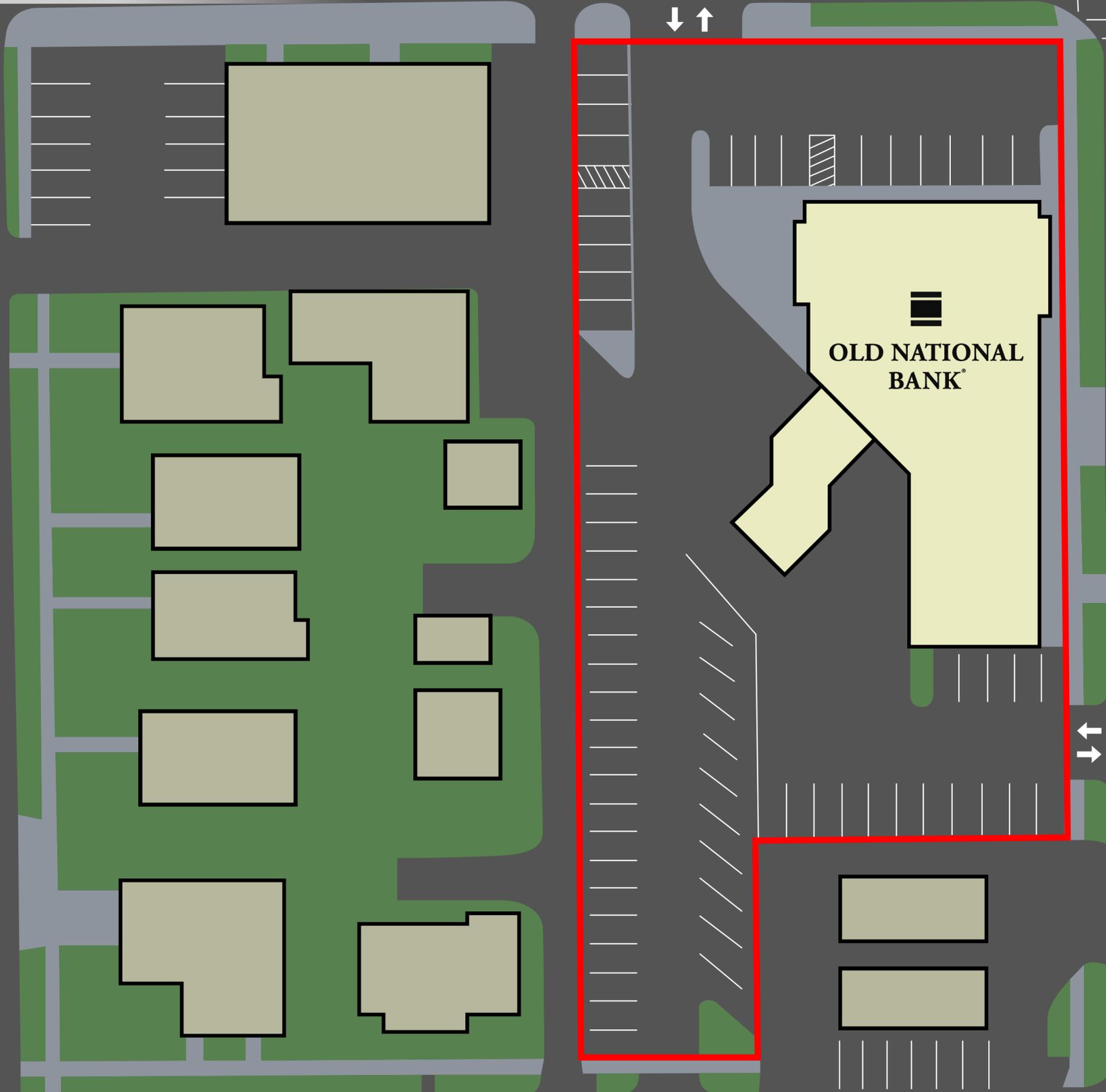
Union Hospital Clinton expansion (2025), Terre Haute industrial corridor growth, and US-41 modernization (\$150 M INDOT through 2027).

SECURE, PREDICTABLE YIELD

Fee-simple ownership and investment-grade credit provide low-risk, long-term income stability at a 6.50 % cap rate.

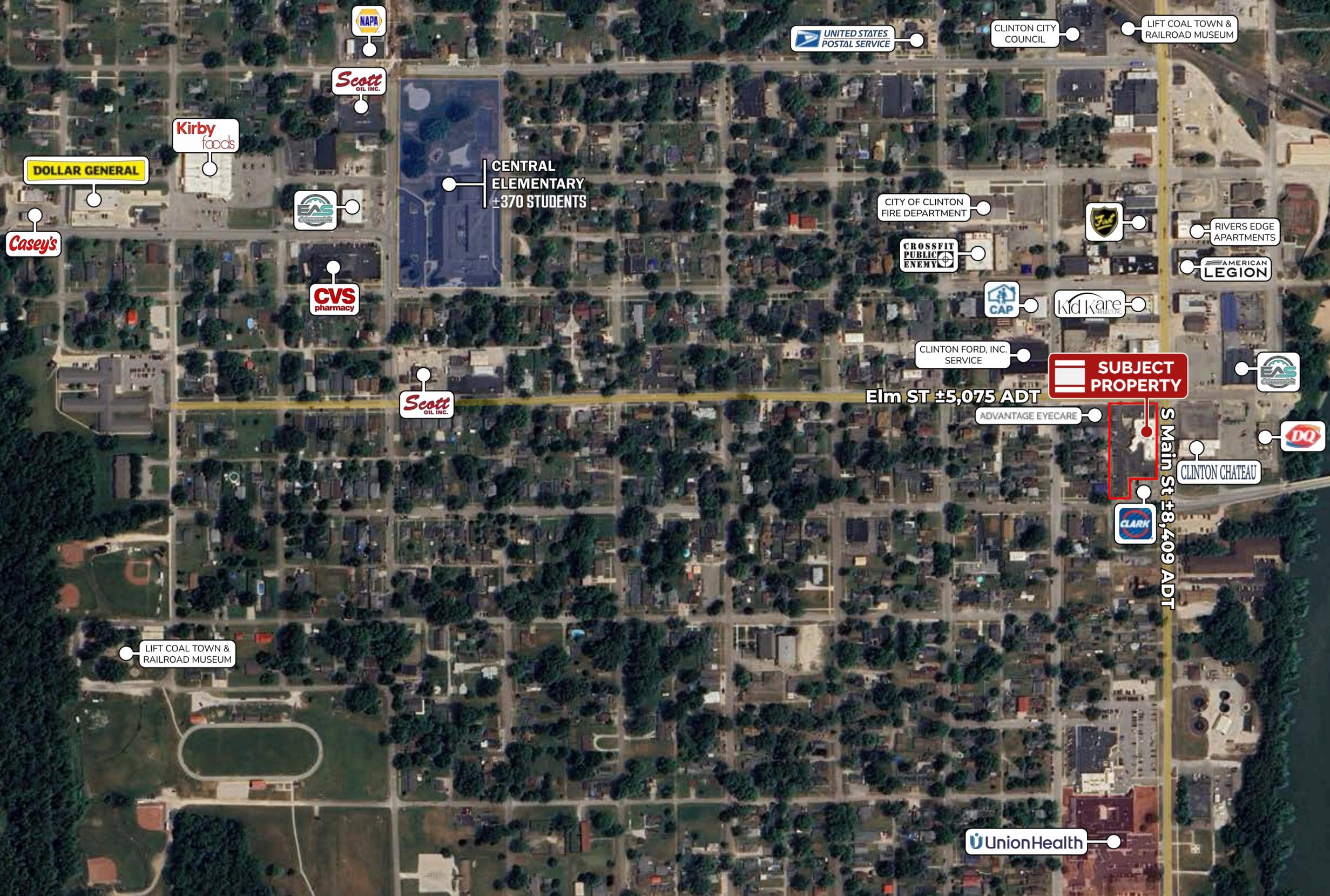
SITE PLAN

Elm ST ±5,075 ADT



S Main St ±8,409 ADT

AERIAL MAP



REGIONAL MAP



 (PIA) General Wayne International Airport
±856,000 YEARLY PASSENGERS

 **PURDUE UNIVERSITY**
±106,649 ENROLLED STUDENTS

CHAMPAIGN DANVILLE
 **UNIVERSITY OF ILLINOIS**
URBANA-CHAMPAIGN
±59,238 ENROLLED STUDENTS

 **IUPUI**
±25,000 ENROLLED STUDENTS

BUTLER UNIVERSITY
±5,746 ENROLLED STUDENTS

 (SPI) Abraham Lincoln Capital Airport
17 THOUSAND+ YEARLY PASSENGERS

 (RNO) Indianapolis International Airport
±10.5 MILLION YEARLY PASSENGERS

 **SUBJECT PROPERTY**

INDIANAPOLIS

 **INDIANA STATE UNIVERSITY**
±6,352 ENROLLED STUDENTS

 **INDIANA UNIVERSITY**
±1000 ENROLLED STUDENTS

COLUMBUS

 (STL) St. Louis Lambert International Airport
±15.4 MILLION YEARLY PASSENGERS

 **GREENVILLE UNIVERSITY**
±1,108 ENROLLED STUDENTS

 **UMSL** University of Missouri—St. Louis
±15,000 ENROLLED STUDENTS

EFFINGHAM

SAINT LOUIS UNIVERSITY
±17,200 ENROLLED STUDENTS

 **MARYVILLE UNIVERSITY**
±10,000 ENROLLED STUDENTS

ST. LOUIS

 **VINCENNES UNIVERSITY**
±18,438 ENROLLED STUDENTS

EVANSVILLE

DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Population (2025)	3,676	8,232	10,072
Median Age (2025)	41.4	43.8	44.1
Wealth Index (2025)	45	53	56

Average Income	1 Mile	3 Miles	5 Miles
Average Household Income (2025)	\$63,780	\$70,650	\$73,070
Projected Average Household Income (2030)	\$68,805	\$77,032	\$79,569
Projected Annual Growth (2025-2030)	1.53%	1.74%	1.72%

Median Income	1 Mile	3 Miles	5 Miles
Median Household Income (2025)	\$41,784	\$53,255	\$56,191
Projected Median Household Income (2030)	\$43,999	\$58,040	\$61,617
Projected Annual Growth (2025-2030)	1.04%	1.74%	1.86%

Households	1 Mile	3 Miles	5 Miles
Households (2025)	1,623	3,582	4,336
Projected Households (2030)	1,628	3,585	4,339
Projected Annual Growth (2025-2030)	0.06%	0.02%	0.01%
Average Household Size (2025)	2.17	2.25	2.29

CLINTON, IN



5.6%
Greatest Gen
 Born in 1945/Earlier



20.8%
Baby Boomer
 Born in 1946 to 1964



19.1%
Generation X
 Born in 1965 to 1980



22.9%
Millennial
 Born in 1981 to 1998



20.9%
Generation Z
 Born in 1999 to 2016



10.7%
Alpha
 Born in 2017 to Present

MARKET OVERVIEW

Clinton, IN

Clinton, Indiana is a historic small city located in Vermillion County, positioned along the Wabash River in west-central Indiana. Known for its strong community traditions, industrial heritage, and strategic proximity to regional employment centers, Clinton serves as a key local hub for commerce, housing, and services within the Terre Haute metropolitan area.

With a population of approximately 5,000 residents, Clinton spans just over 2 square miles and benefits from convenient access to major transportation routes. The city is located near State Road 63 and U.S. Route 41, offering direct connectivity to Terre Haute, Lafayette, and the broader central Indiana region. Its position 15 miles north of Terre Haute places Clinton within reach of higher education institutions, medical facilities, and regional employers while maintaining an affordable small-town environment.

Clinton's economy is supported by manufacturing, healthcare, education, retail, and logistics, along with a strong foundation of locally owned businesses. The region includes several industrial employers, distribution facilities, and agricultural operations that contribute to the county's employment base. Nearby Union Hospital Clinton serves as a major healthcare provider, while the city's local school district and municipal services add to stable public-sector employment.

Clinton is known for its rich cultural identity, highlighted by its Italian heritage and the annual Little Italy Festival, one of Indiana's most prominent cultural celebrations, attracting thousands of visitors every Labor Day weekend. The city's historic downtown, community events, and established neighborhoods contribute to a strong sense of place and local pride.

Residents and visitors enjoy access to outdoor recreation along the Wabash River, as well as local parks, trails, and nearby regional attractions. Clinton's small-town charm, low cost of living, and proximity to Terre Haute make it an appealing option for families, commuters, and businesses seeking value and community stability within west-central Indiana.

With its combination of regional accessibility, cultural heritage, and steady local economy, Clinton continues to serve as a foundational community within the Terre Haute metropolitan area, offering long-term stability and reliable demand for goods, services, and housing.



TENANT PROFILE

Old National Bank

Founded in 1958 by brothers Dan and Frank Carney, Pizza Hut began as a small pizzeria in Wichita, Kansas, with a simple mission—serve great pizza and create a place where people could gather. What started with a \$600 loan from their mother quickly grew into a global phenomenon, making Pizza Hut one of the most recognized and beloved pizza brands in the world.

Headquartered in Plano, Texas, Pizza Hut operates more than 19,000 locations across over 100 countries, making it the largest pizza company globally. The brand is known for its signature pan pizza, stuffed crust innovation, and a diverse menu that caters to a variety of tastes. From classic pizzas to wings, pasta, and desserts, Pizza Hut continues to deliver bold flavors and memorable dining experiences.

Pizza Hut’s commitment to innovation extends beyond its menu. The brand pioneered the pizza delivery and carryout model, making it easier for customers to enjoy their favorite meals at home. With ongoing investments in digital technology, including online ordering and mobile apps, Pizza Hut continues to meet the growing demand for convenience while maintaining a focus on quality and customer satisfaction.

As a proven leader in the quick-service industry, Pizza Hut is a highly desirable tenant for commercial real estate. Its global brand recognition, consistent customer traffic, and strong financial performance make it an anchor tenant that enhances the value of retail centers and mixed-use developments. The brand’s ability to adapt to market trends and consumer preferences further strengthens its position as a reliable and attractive investment.

Beyond its business success, Pizza Hut is dedicated to corporate responsibility and community support. Through initiatives like “Pizza Hut: The Literacy Project,” the brand promotes education and literacy worldwide. Pizza Hut also emphasizes sustainability by reducing food waste and improving packaging practices, reinforcing its commitment to positive social impact.

From a small-town pizzeria to a global powerhouse, Pizza Hut’s legacy of quality, innovation, and community continues to shape the future of the pizza industry while remaining a favorite dining destination for millions worldwide.



- \$12.6 million in grants and sponsorships to more than 2,500 non-profits**
- Approximately \$71 billion in assets, positioning the bank among the top 25 U.S. banks**
- Q3 2025 revenue reported at approximately \$705 million, showing solid growth momentum**
- Closed the acquisition/partnership with Bremer Financial Corporation on May 1, 2025**



OLD NATIONAL BANK

Year Founded	1834
Headquarters	Evansville, IN
Websites	www.oldnational.com
Total Locations	55,000+ ATMs / ±347 Locations
Total Assets	±\$71 Billion (2025)
Total Deposits	±\$55 Billion (2025)
Annual Revenue	±\$3.487 Million (2025)
Total Employees	±4,066
S&P Credit Rating	BBB+
NASDAQ	ONB



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