

**\$1,401,418**

**5.85% CAP RATE**

**236 N 13TH ST  
DECATUR, IN 46733**

**DAIRY QUEEN**



**±14 Years Remaining On A NNN Lease With No Landlord Responsibilities  
Prime Location Along North 13th Street Near U.S. Highway 27 In The Fort Wayne MSA  
High Net Worth Guarantee | 2% Annual Rent Increases**

**Marcus & Millichap**  
NFB GROUP



# WHY INVEST?



## Prime Decatur Location High-Visibility Site Near U.S. Highway 27 and Downtown Core

- **Strategically Positioned Along North 13th Street** In Central Decatur, Offering Exceptional Visibility, Convenient Ingress/Egress, And Consistent Daily Traffic Connecting To U.S. Highway 27 And Surrounding Residential Neighborhoods
- **Freestanding Dairy Queen Grill & Chill** On A  $\pm 0.54$ -Acre Parcel Featuring Ample Parking, Drive-Thru Service, And Comfortable Dine-In Seating Serving Both Local Patrons And Through-Traffic Along This Busy Corridor
- **Minutes From Downtown Decatur**, Belmont High School, North Adams Community Park, And Major Retailers Such As Walmart Supercenter And Kroger, Drawing Steady Footfall From Nearby Families, Students, And Commuters
- **Established Customer Base** Supported By Nearby Schools, Shopping, And Daily Commuter Activity Along N 13th Street And U.S. Highway 27, Ensuring Durable Sales Performance And Long-Term Stability



## 14 Years Remaining on NNN Lease with Zero Landlord Responsibilities | High Net Worth Personal Guarantee | Passive Investment

- **NNN Lease with Approximately 14 Years Remaining**, Offering Investors Long-Term Stability and Truly Passive Income
- **No Landlord Obligations** — Tenant Responsible for All Taxes, Insurance, and Maintenance
- **2% Annual Rent Increases** Provide Consistent Income Growth and a Strong Hedge Against Inflation
- Backed by a **High Net Worth Personal Guarantee** (Inquire with Broker for Details)
- **Four (4) Five-Year Renewal Options** Allow for Up to 34 Years of Potential Lease Term






**Globally Recognized Brand | Established  
Regional Franchisee | Iconic American QSR  
Concept**

- **Dairy Queen, One of the World's Most Recognized Quick-Service Restaurant Brands**, Provides Investors with the Security of a Proven Operator and a Strong National Presence
- **Established Ice Cream and Grill Concept** – Founded in 1940, Dairy Queen Operates Over 7,000 Locations Worldwide, Known for Consistent Sales, Loyal Customers, and Strong Brand Equity
- **Iconic American Brand** – Celebrated for Its Soft-Serve Treats, Blizzards, Burgers, and Classic Grill Menu, Delivering Timeless Appeal Across Generations





# INVESTMENT SUMMARY

Address:	<a href="#">GOOGLE MAPS</a>  236 N 13th St, Decatur, IN 46733
Concept:	DQ Grill & Chill
Guarantor:	High Net Worth Personal Guarantee (Inquire With Broker for Details)
Price:	\$1,401,418
Cap Rate:	5.85%
NOI:	\$81,984
Building Size (SF):	±2,437 SF
Lot Size (AC):	±0.54 Acres
Year Built:	1995

# LEASE TERMS

Lease Commencement:	6/28/2019
Lease Term Expiration:	6/28/2039
Term Remaining:	±14 Years
Lease Type:	NNN
Landlord Responsibilities:	None
Monthly Rent:	\$6,832
Annual Base Rent:	\$81,984
Rental Increases:	2% Annually
Renewal Options:	4 x 5 Years

The information has been secured from sources we believe to be reliable but we make no representation or warranties as to the accuracy of the information either express or implied. References to square footage or age are approximate. Buyer must verify all information and bears all risk for any inaccuracies.

## \$1,401,418

LISTING PRICE

## 5.85%

CAP RATE

## ±14 YRS

LEASE TERM

## \$81,984

NOI

## NNN

LEASE TYPE

## 1995

YEAR BUILT





## 2025 DEMOGRAPHICS

Population



15,381  
28,037  
465,613

Workforce



10,677  
16,321  
313,670

Avg. HH  
income



\$81,261  
\$89,310  
\$98,996

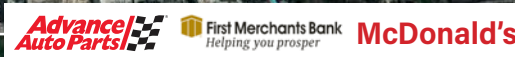
5-mile

10-mile

Fort Wayne MSA



Bellmont High School  
1,500 students



Bellmont Middle School  
325 students











AMERICAS  
BEST VALUE INN & SUITES

flagstar

WINGS ETC.  
GRILL & PUB

PAC 40  
JUNCTION

EST'D 1960  
**RURAL KING**

**Villa Lanes**

**ANYTIME  
FITNESS**

THE  
SALVATION  
ARMY

Pizza  
Hut

TACO BELL

NAPA

Wendy's

**Advance  
Auto Parts**

First Merchants Bank  
Helping you prosper

**McDonald's**

EST. 1998  
**SCOOTER'S  
COFFEE**

**Burger King**

**SUBWAY**

**Hardee's**

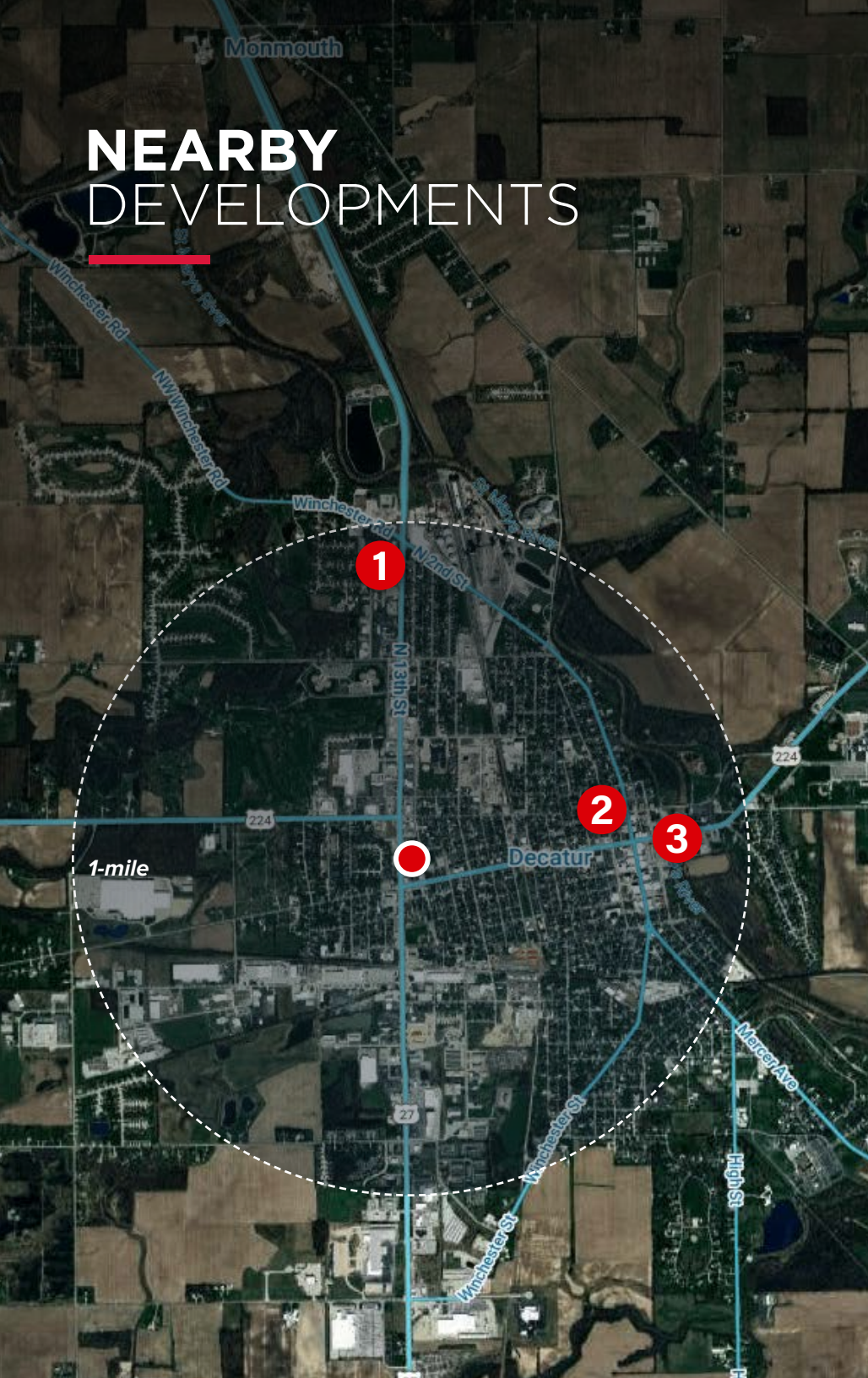


**verizon**

N 13TH ST | ±20,078 VPD



# NEARBY DEVELOPMENTS



## 1. Adams Health Network Outpatient Campus — Healthcare Anchor

**Location:** 1401 N 13th St, Decatur, IN 46733

A modern outpatient/medical office facility, Adams Memorial Hospital has opened its new 13th Street Medical Office Building at 1401 N 13th Street in Decatur, expanding local healthcare access with a retail pharmacy, StatCare urgent care, behavioral health services, and updated outpatient facilities. Designed for convenience and comfort, the modern facility offers extended hours, including evenings and holidays, and marks a major step in providing comprehensive, community-focused care for Decatur and surrounding areas.

**Impact:** Anchors foot traffic, strengthens trade area stability and enhances nearby tenant mix.

[READ MORE](#) 

Source: WZBD





## 2. Decatur Street & Sidewalk Infrastructure Program — Transportation/Surface Enhancement

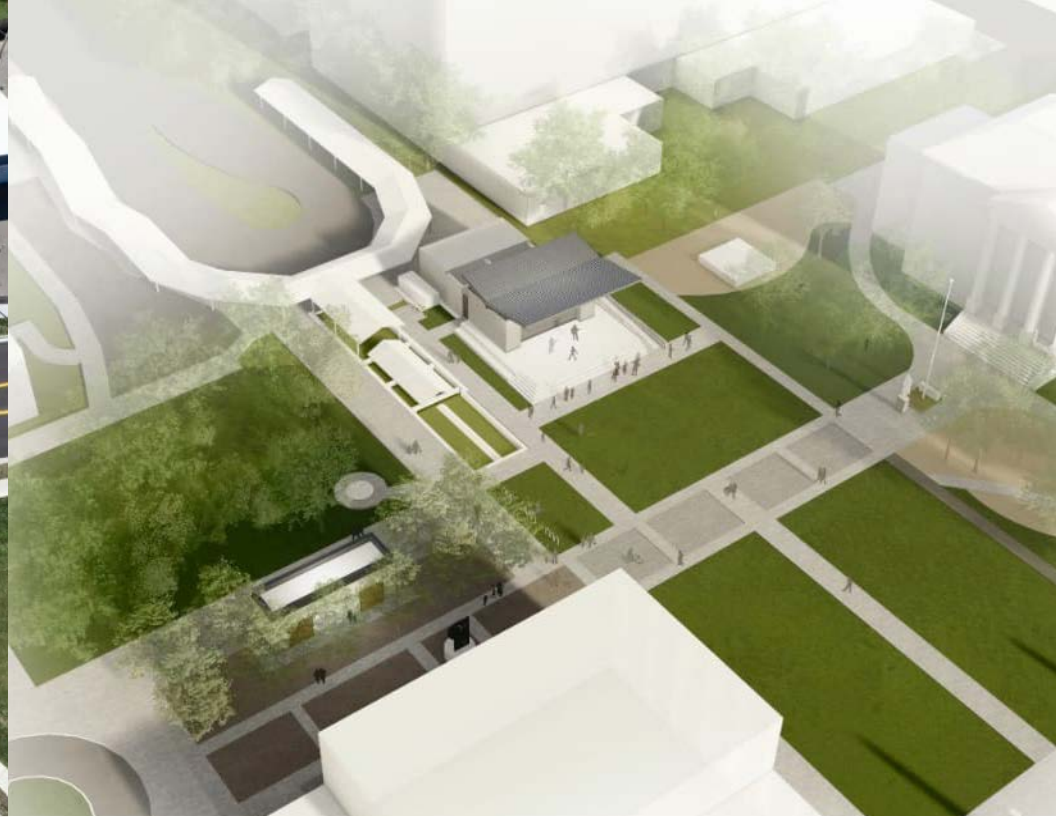
**Location:** Third St & Jackson St, Decatur, IN 46733

Two large infrastructure projects by in Decatur, IN are progressing as planned: a new roundabout at the Five Points intersection — started June 2 — is underway, with demolition and groundwork complete and paving scheduled by summer's end. Meanwhile, a separate street-and-sidewalk project in the city's northwest area is in its 13th week, laying ~2 miles of new sidewalks with repaving to follow, aiming for completion by August. These upgrades improve accessibility and aesthetics—important value-adds for nearby tenants like your subject property.

*Impact: Better curb appeal, improved connectivity, and enhanced pedestrian/vehicle access into the trade area.*

[READ MORE](#) 

Source: WZBD



## 3. Downtown Decatur Transformative Square Revamp — Placemaking & Attraction

**Location:** Downtown Decatur Square, Decatur, IN 46733

Decatur has begun an \$8.5 million renovation of its historic downtown Square to create a larger, more vibrant community hub. The project includes a new performance stage, children's play area, permanent restrooms, expanded green space, and an upgraded transit plaza. Construction began in April 2025 and is slated for completion before the June 2026 FIFA World Cup, aligning with the city's Town Center Plan 2.0 to enhance accessibility, attract visitors, and boost local businesses.

**Impact:** Enhances urban amenity draw, increases visitation/mobility in the local market, and strengthens the surrounding retail/restaurant ecosystem.

[READ MORE](#) 

Source: CityBiz



# FORT WAYNE MSA INDIANA

A map of the Fort Wayne, Indiana Metropolitan Statistical Area (MSA). The map shows various cities and towns, including Fort Wayne, New Haven, Milan Center, Woodburn, and many others. A circular inset image shows a city skyline with a tall building. A red dashed line indicates a distance of 21 miles from Fort Wayne to a location marked with a red circle and labeled 'DAIRY QUEEN'.



Fort Wayne is the second-largest city in Indiana and the primary hub of Northeast Indiana. Located in Allen County—the largest county in the state—the city combines affordability, accessibility, and a strong economic base. Known for its low cost of living and diverse housing options, Fort Wayne attracts families, professionals, and retirees seeking a balanced and affordable lifestyle. Its robust transportation network includes major highways, the Citilink bus system, and Fort Wayne International Airport, providing convenient regional and national connectivity.

Economically, Fort Wayne benefits from a diverse employment base anchored by manufacturing, healthcare, technology, and education. Leading employers such as Parkview Health, Steel Dynamics, and Sweetwater Sound contribute to steady job growth, while organizations like the Northeast Indiana Innovation Center and Elevate Ventures foster a thriving startup community. The city also supports lifelong learning through institutions such as Purdue University Fort Wayne, Indiana Institute of Technology, and Ivy Tech Community College, helping maintain a skilled and educated workforce.

An aerial photograph of the Atlanta skyline at sunset. The sky is a vibrant mix of orange, pink, and purple. The city's skyline is visible, featuring several prominent skyscrapers, including the Georgia State Capitol and the SunTrust Tower. The foreground shows a dense residential area with many houses and trees. The text is overlaid on the image in a white, serif font.

*No. 33 Best Places to Live in the U.S.*  
U.S. News & World Report, 2022-2023

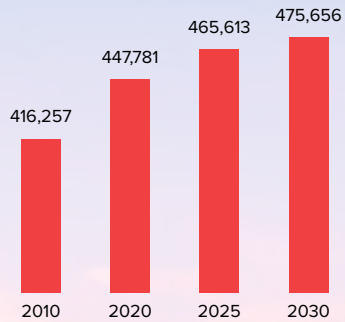
*No. 1 Best City to Raise a Family*  
SmartAsset, 2024

SmartAsset, 2024



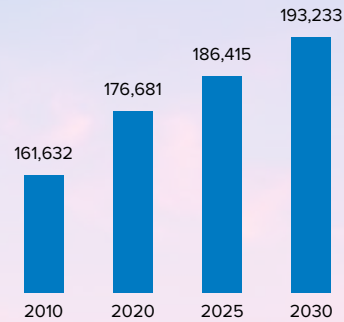
## FORT WAYNE MSA POPULATION SNAPSHOT

SOURCE: SITES USA, 2025, FORT WAYNE



## FORT WAYNE MSA HOUSEHOLD SNAPSHOT

SOURCE: SITES USA, 2025, FORT WAYNE



**POPULATION**  
**465,613**  
*within MSA*

**AVG. HH INCOME**  
**\$98,996**  
*within MSA*

**DAYTIME POPULATION**  
**313,670**  
*within MSA*

Culturally, Fort Wayne offers a dynamic mix of arts, entertainment, and community events. The Embassy Theatre and Fort Wayne Philharmonic headline the performing arts scene, while the Fort Wayne Museum of Art and The History Center showcase the city's artistic and historical depth. Other attractions like the Foellinger-Freimann Botanical Conservatory, Science Central, and the Genealogy Center enrich the city's cultural fabric. Annual events including the Johnny Appleseed Festival, Three Rivers Festival, GermanFest, BBQ Ribfest, and the Vera Bradley Outlet Sale celebrate Fort Wayne's vibrant community spirit.

Rooted in rich history, Fort Wayne was established at the confluence of the St. Mary's, St. Joseph, and Maumee Rivers—earning its reputation as a historic crossroads. Named after General "Mad" Anthony Wayne, the city became known as the "Summit City" following the construction of the Wabash and Erie Canal in the 1830s. Today, Fort Wayne continues to earn national recognition as an All-American and Most Livable City, reflecting its ongoing evolution into a forward-thinking, innovation-driven community.



Sports and recreation play a central role in local life. The 13,000-seat Memorial Coliseum hosts concerts, events, and the Fort Wayne Komets hockey team, while the downtown Parkview Field stadium draws fans to TinCaps baseball games throughout the summer. Across the city, youth and adult leagues in soccer, football, and baseball foster a strong sense of community and hometown pride—underscoring Fort Wayne's appeal as a city that balances progress, culture, and livability.



# TENANT PROFILE

## DAIRY QUEEN

Dairy Queen, often abbreviated as DQ, is a global chain of soft-serve ice cream and fast-food restaurants. Founded in 1940 by John Fremont McCullough, Dairy Queen has since grown into one of the largest and most recognizable dessert and quick-service restaurant franchises worldwide.

The hallmark of Dairy Queen's menu is its soft-serve ice cream, which comes in various forms such as cones, sundaes, shakes, and blizzards—a trademarked treat consisting of soft-serve ice cream blended with mix-ins like candies, cookies, or fruit. Alongside their ice cream offerings, Dairy Queen also serves a range of fast-food items including burgers, hot dogs, chicken strips, and fries, making it a popular destination for both sweet treats and savory meals. The brand has expanded globally, with thousands of locations across more than 30 countries, each offering a familiar taste of Dairy Queen's signature treats and comfort foods.

In addition to its physical locations, Dairy Queen has embraced modern trends by offering delivery and mobile ordering options, as well as maintaining a strong presence on social media platforms. Through continuous innovation and a commitment to quality, Dairy Queen has remained a beloved destination for families, dessert enthusiasts, and anyone craving a tasty treat or a quick bite to eat.

International Dairy Queen, Inc. is headquartered in Minneapolis, MN and a subsidiary of Berkshire Hathaway Inc., which is led by Warren Buffet, the legendary investor and CEO of Berkshire.

2024 REVENUE

**\$6.4B**

LOCATIONS

**7.7K+**

TOP 50 QSR

**#17**

PARENT COMPANY

**BERKSHIRE  
HATHAWAY INC.**

SOURCE: 2025, STATISTA





# IN THE NEWS



[FULL ARTICLE](#) 

## DAIRY QUEEN CELEBRATING 85TH BIRTHDAY WITH PRETTY SWEET DEAL

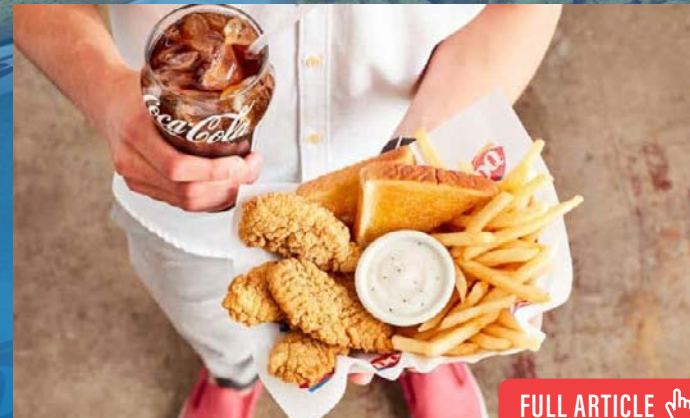
September 9, 2025 | WBKR

I know our local Dairy Queens stay busy making ice cream cakes and treats to celebrate customer birthdays, but now it's time for DQ to celebrate its birthday! Shout out to my new friend Rebekah, who decorates the beautiful and delicious cakes and cupcakes at the Dairy Queen on New Hartford Road here in Owensboro. We met on Miracle Treat Day a while back, and she was a busy bee stocking that cooler. She does an amazing job. Isn't it nice that they are giving US a treat for THEIR birthday? I saw on...

## DAIRY QUEEN TARGETS \$10 BILLION BY 2030 AS GLOBAL GROWTH CONTINUES

May 27, 2025 | QSR Magazine

The story at Dairy Queen in recent years has been a global one. Its U.S. footprint of 4,212 stores declined by 42 in 2024, year-over-year, as average-unit volumes came in at \$1.165 million, essentially in line with 2023's \$1.168 million, according to the upcoming QSR 50, which will be fully released in August. But in early May, the company told The Minnesota Star Tribune it collected \$6.4 billion in sales around the world (the U.S. total was \$4.909 billion, per the QSR 50). And by 2030, it wants...



[FULL ARTICLE](#) 



# EXCLUSIVELY LISTED BY

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NFB GROUP



# DAIRY QUEEN

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Activity ID: ZAG1050492