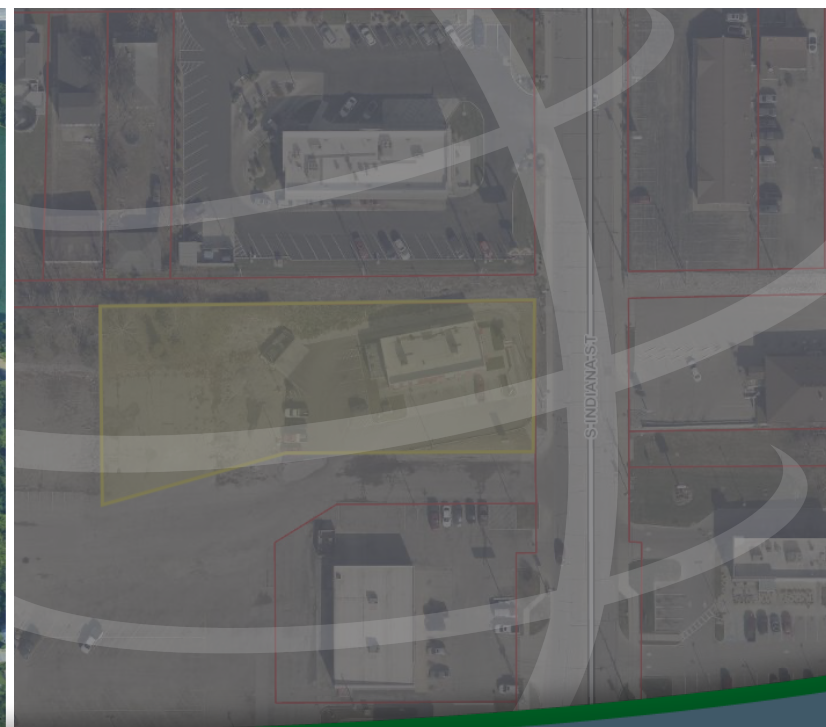


366 S INDIANA ST, MOORESVILLE, IN 46158



For more information, please contact:

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366 S. INDIANA ST-CHURCH'S CHICKEN

366 S Indiana St, Mooresville, IN 46158



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,300,000
Price / SF:	\$900.20
Cap Rate:	6.0%
NOI:	\$138,000
Lot Size:	0.9 Acres
Year Built:	2022
Building Size:	2555 SF

PROPERTY HIGHLIGHTS

- 2,555 SF freestanding commercial building
- NNN sale-leaseback structure with no landlord responsibilities
- Monthly rent: \$11,500 at commencement
- 15-year initial term executed at closing
- Renewal period increases: 8%
- Location: 366 S. Indiana Street, Mooresville, IN, with strong visibility and accessibility



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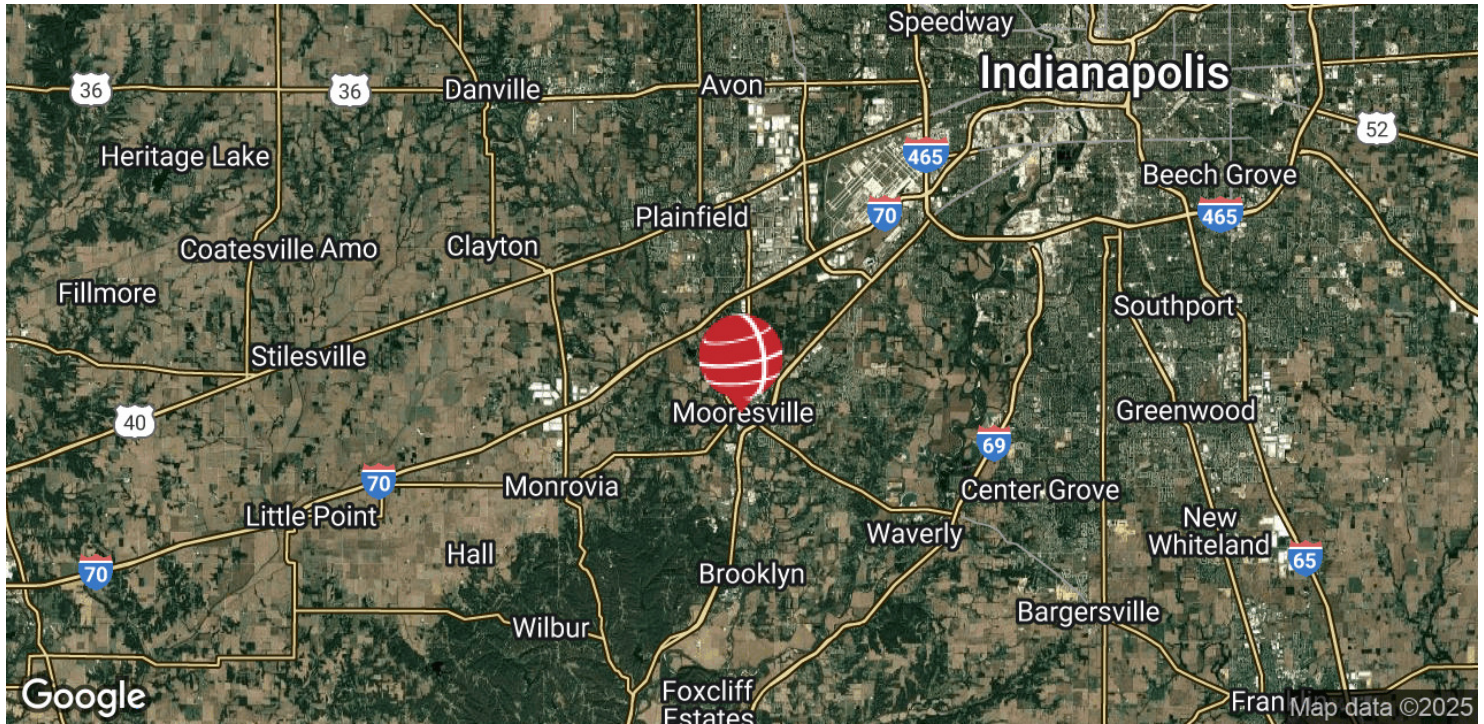
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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Presenting a rare opportunity to acquire a 2,555 SF NNN sale-leaseback property located in the heart of Mooresville, Indiana. This offering provides investors with a true passive income stream, backed by a long-term tenant.

The tenant will execute a 15-year initial lease term at closing with a strong monthly rent of \$11,500, with 8% increases each renewal period, ensuring consistent and predictable income growth throughout the hold period. Under the absolute NNN structure, the tenant is responsible for all operating expenses—including taxes, insurance, and maintenance—resulting in minimal landlord responsibilities.

Positioned along S. Indiana Street, the property benefits from excellent visibility, strong local traffic, and proximity to established residential neighborhoods and commercial corridors. This is an ideal opportunity for investors seeking long-term stability, escalating cash flow, and a hands-off management asset in a thriving Indiana market.

TENANT OVERVIEW – CHURCH'S CHICKEN

Church's Chicken is one of the largest quick-service chicken restaurant brands in the world, known for its Southern-style fried chicken, honey-butter biscuits, and value-driven menu. Founded in 1952 in San Antonio, Texas, the brand has grown into a global powerhouse with a strong history of consistent performance in both traditional dine-in and drive-thru locations.

- Founded: 1952
- Headquarters: Atlanta, Georgia
- Global Reach: 1,500+ locations worldwide across 25+ countries
- U.S. Presence: Strong footprint in high-traffic suburban, urban, and highway corridor locations
- Brand Focus: Quality fried chicken, family meals, and value offerings
- Operating Model: Primarily franchise-operated, which drives reliable performance and localized market expertise

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AERIAL MAP



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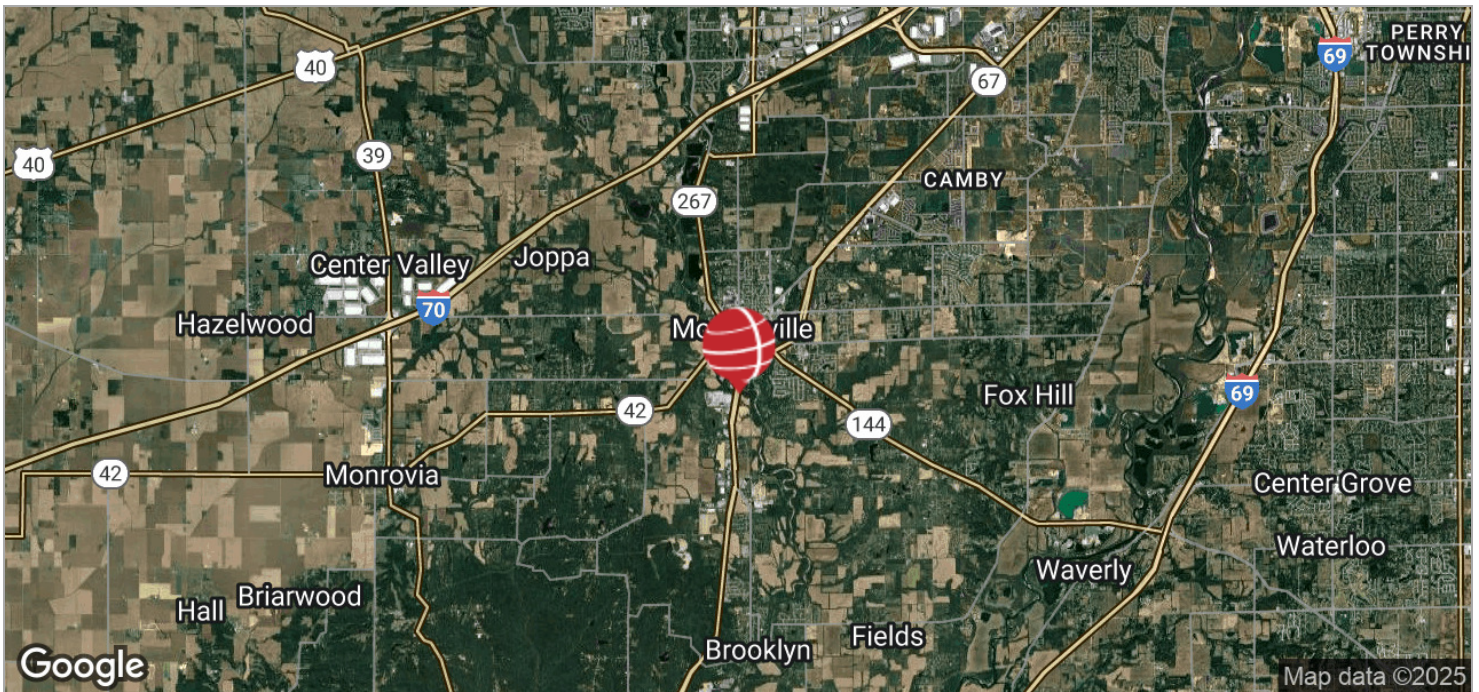
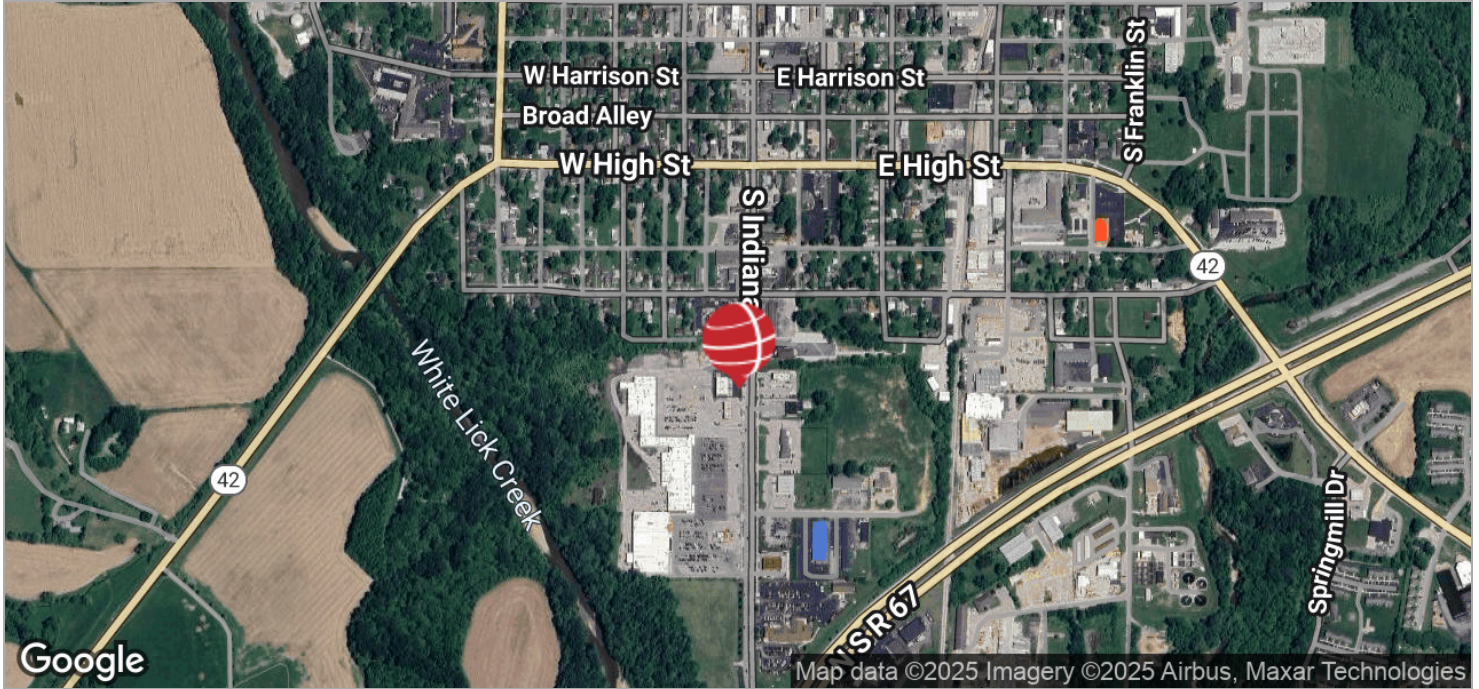
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LOCATION MAPS



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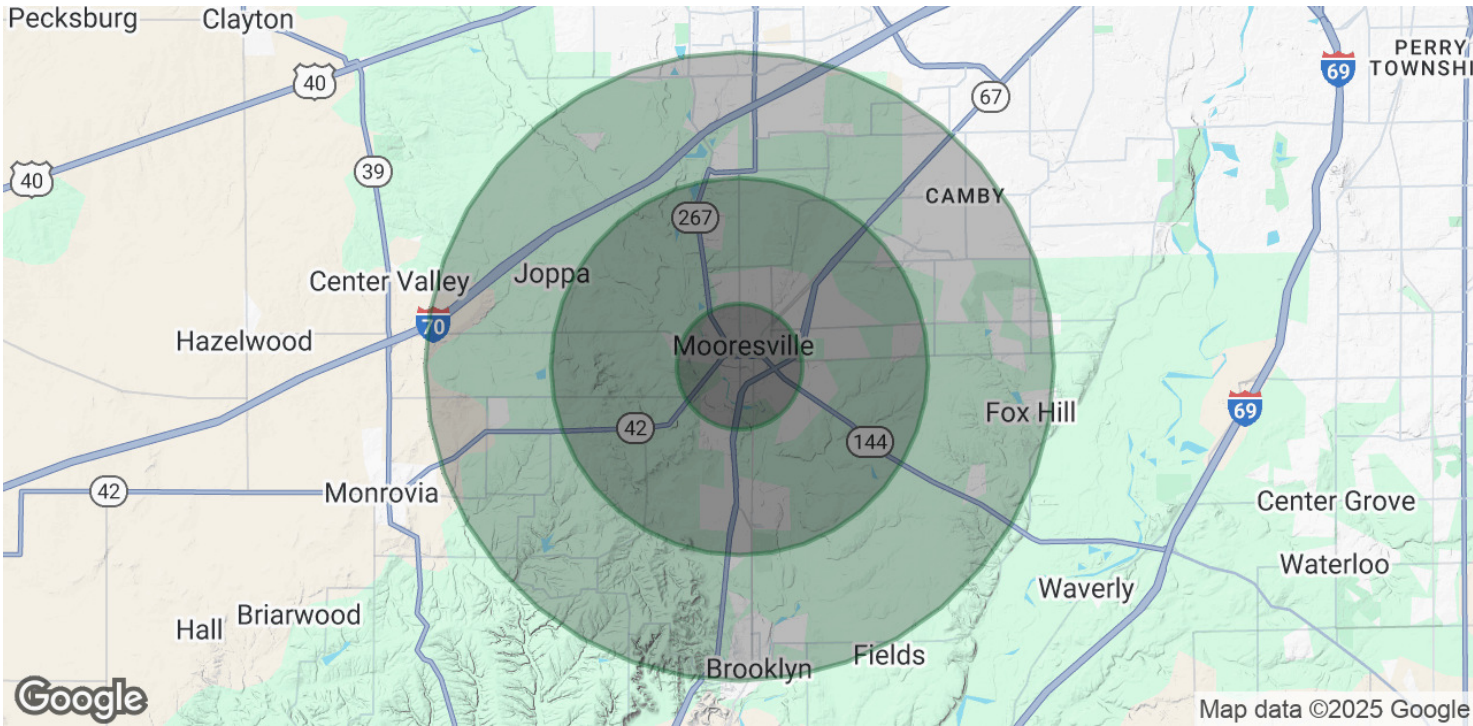
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,202	15,918	41,284
Average Age	43	42	40
Average Age (Male)	40	41	39
Average Age (Female)	45	44	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,735	6,378	15,491
# of Persons per HH	2.4	2.5	2.7
Average HH Income	\$79,338	\$96,920	\$102,441
Average House Value	\$237,048	\$280,413	\$286,743

Demographics data derived from AlphaMap

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