



NNN INVESTMENT FOR SALE

**1711 Veterans Parkway**

Jeffersonville, IN 47130





# INTRODUCTION

eXp is pleased to present the exclusive offering of a newly constructed Jack in the Box in Jeffersonville, Indiana. This 2025-built, freestanding QSR restaurant features a 20-year, NNN lease with Jack in the Box Inc. The lease includes structured 10% rent increases every five years and four renewal options, providing long-term, inflation-hedged income for investors.

Strategically positioned on Veterans Parkway (16,607 AADT) and just half a mile from the I-65 interchange (100,799 AADT), the site benefits from exceptional visibility and access within a high-growth trade area of over 400,000 residents. The property is situated near major demand drivers including the 6,000-acre River Ridge Commerce Center (home to Amazon, Meta, and Medline), the 180-acre Jeffersonville Town Center, and a rapidly expanding residential base.

Indiana's pro-business tax environment, combined with Jeffersonville's logistical advantages and robust development pipeline, creates a stable, landlord-friendly setting for long-term asset performance.

Offered at a 5.5% cap rate, this opportunity presents a compelling combination of credit tenancy, new construction, and strategic location in one of Southern Indiana's most dynamic submarkets.



# PROPERTY OVERVIEW



**\$1,818,181**  
LIST PRICE



**\$100,000**  
ANNUAL NOI



**5.50%**  
CAP RATE

## | Property Details

ADDRESS	1711 VETERANS PARKWAY	PARCEL ID	10-19-03-300-137.000-009
TENANT	JACK IN THE BOX	EXPECTED COMPLETION	SEPT, 2025
LOT SIZE (SF)	34,848		
LOT SIZE (ACRES)	0.80		
ZONING	C-2		
TRAFFIC COUNT	16,607 (VETERANS PKWY)		



# INVESTMENT SUMMARY

## | Lease Details

<b>EXECUTION</b>	Sept. 2023
<b>COMMENCEMENT</b>	Sept. 2025
<b>EXPIRATION</b>	Sept. 2045
<b>RENEWALS</b>	Four, 5-Year
<b>ESCALATIONS</b>	10%, Every 5 Years

## | Rent Chart

BASE TERM	YEARS	ANNUAL	MONTHLY	PER SF	CAP
	1 - 5	\$100,000	\$8,333	\$2.87	5.50%
	6 - 10	\$110,000	\$9,166	\$3.16	6.05%
	11-15	\$121,000	\$10,083	\$3.47	6.66%
	16-20	\$133,100	\$11,091	\$3.82	7.32%
<b>OPTIONS</b>	21 - 25	\$146,410	\$12,200	\$4.20	8.05%
	26 - 30	\$161,051	\$13,420	\$4.62	8.86%
	31 - 35	\$177,156	\$14,763	\$5.08	9.74%
	36 - 40	\$194,872	\$16,239	\$5.59	10.72%

## | Tenant Info

<b>TENANT NAME</b>	Jack in the Box
<b>FOUNDED</b>	1951 by Robert Peterson
<b>HEADQUARTERS</b>	San Diego, CA
<b>CEO</b>	Lance Tucker
<b>OWNERSHIP</b>	Publicly Traded [JACK]
<b>MARKET CAP.</b>	~ \$450 Million (July 2025)
<b>ANNUAL REVENUE</b>	\$1.57 Billion (2024)
<b># OF LOCATIONS</b>	~ 2,200





# LOCATION

**1711 VETERANS PKWY, JEFFERSONVILLE, IN**

**Logos and Brands shown on map:**

- Walmart, sam's club
- Target, BEST BUY, OLD NAVY, Orangetheory, KIRKLAND'S
- WATERFORD PARK, ROSS DRESS FOR LESS, Michaels, Panera, Pizza Hut
- LOWE'S
- GREEN TREE MALL, ±776,396 SF GLA | ±53 STORES, JCPenney, Dillard's
- Kroger, Party City
- THE HOME DEPOT
- MENARDS, Holiday Inn Express & Suites, Culver's, Popeye's, Jack in the Box, Speedway
- McDonald's
- Curlington, TJ-maxx, HOBBY LOBBY, five BELOW, petco
- DOLLAR GENERAL
- Elk Run Golf Club
- Kroger
- planet fitness
- Chick-fil-A, SEVEN BREW
- PANDA EXPRESS, STARBUCKS, SMOOTHIE KING, Pizza Hut, McALISTER'S DELI
- verizon, jiffy lube, ALDI, meijer, KOHL'S, Rural King
- JEFFERSONVILLE HIGH SCHOOL
- Hilton Garden Inn, Fairfield BY MARRIOTT, XSCAPE THEATRE

**Logos and Brands at bottom:**

- GILEZAN GLOBAL
- exp COMMERCIAL
- Jack





# RETAIL MARKET OVERVIEW



GILEZAN  
GLOBAL



exp  
COMMERCIAL

## | Louisville MSA

**\$257M**

SALES VOLUME TTM

**\$17.09**

MKT RENT/SF/YEAR

**\$219**

SALE PRICE/SF

**3.1%**

VACANCY

**0.8%**

RENT GROWTH

## | Clark County Sub-Market

**\$23M**

SALES VOLUME TTM

**\$15.20**

MKT RENT/SF/YEAR

**\$476**

SALE PRICE/SF

**3.7%**

VACANCY

**1.2%**

RENT GROWTH







## I OVERVIEW

Anchored on the north bank of the Ohio River directly across from downtown Louisville, Jeffersonville blends a 200-year legacy of river-commerce with the momentum of a modern growth market. Once a vital ship-building hub—and later the gateway for mid-America's rail and highway systems—the city has evolved into a diversified center for logistics, advanced manufacturing, and consumer services while preserving the small-city charm that keeps residents and employers loyal.

Today more than 52,000 people call “Jeff” home, drawn by a cost of living 15–20 percent below the national average, well-regarded public schools, and historic districts that have been re-energized with local restaurants, waterfront trails, and year-round festivals. Median household income now tops \$70,000, reflecting a workforce that ranges from blue-collar trades to high-tech engineering—all feeding a retail trade area that extends deep into Southern Indiana.

Investors also benefit from Indiana's pro-business tax code—no inventory tax and steady reductions in the corporate rate—plus streamlined local permitting that shaves months off project timelines compared with Louisville-side assets. Layer in direct access to I-65, three Class I railroads, and UPS Worldport 15 minutes away, and Jeffersonville delivers a rare combination of lifestyle appeal, logistical reach, and landlord-friendly economics that underpin durable, inflation-resistant cash flow.





# ECONOMIC ACTIVITY



GILEZAN  
— GLOBAL —



## River Ridge Commerce Center (RRCC)

A massive 6,000-acre industrial and commercial park that has become one of the region's most impactful economic drivers. Since inception, RRCC has generated \$3.04 billion in economic output and now supports 19,471 jobs across 80+ companies—including Amazon, Meta, Medline, and Canadian Solar. Employment is projected to grow by the tens of thousands over the next decade, creating persistent weekday traffic and retail demand along the corridor.

## Jeffersonville Town Center

A 180-acre, master-planned retail and mixed-use development bisected by Veterans Parkway at the I-65 interchange, serving a trade area of more than 400,000 residents. Anchors and Tenants include Walmart, Target, Lowe's, Best Buy, Kroger, and more.

## Residential Growth Pipeline

Master-planned communities and infill projects are rapidly expanding the area's residential base near the corridor. Ellingsworth Commons (500+ lots) is absorbing River Ridge workforce demand just minutes from Veterans Pkwy. Smaller subdivisions continue to permit new single-family and attached product, pushing 300+ new homes in 2024 alone and expanding the base of repeat local consumers.

## Jeffboat Riverfront Redevelopment

An 80-acre transformation of the former Jeffboat shipyard on the Ohio River will introduce townhomes, multifamily, riverfront dining, hospitality, and public park space—creating a new entertainment anchor in downtown Jeffersonville. This long-term mixed-use plan positions the city for sustained population growth, visitor traffic, and incremental retail demand, complementing the daytime workforce generated by RRCC and the regional draw of Jeffersonville Town Center.





# DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
<b>Population</b>			
2010	7,189	44,794	105,038
2024	5,161	56,579	127,267
2029 PROJ.	5,474	60,175	133,422
ANNUAL GROWTH 2024-2029	1.2%	1.3%	1.0%
<b>Households</b>			
2010	3,008	18,531	43,758
2024	2,254	23,484	53,589
2029 PROJ.	2,392	24,999	56,210
ANNUAL GROWTH 2024-2029	1.2%	1.3%	1.0%
<b>Income</b>			
AVERAGE HH INCOME	\$79,438	\$68,602	\$73,271



# FINANCIALS/RENT ROLL (2024)



**Total Rents**

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**\$200,000**

**Total Expenses**

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**\$0**

**Net Operating Income**

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**\$200,000**





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