

# ZAXBY'S CORPORATE - 20 YR ABS NNN

IN-3 & N LINCOLN ST, GREENSBURG, IN 47240



Representative Photo

OFFERING MEMORANDUM

Marcus & Millichap



74

**chili's** Quality INN  
**BAYMONT** INN & SUITES

**Walmart**  
**JIMMY JOHN'S**  
**Starbucks**  
**HIBBET SPORTS**  
**DAIRY QUEEN**  
**Marshalls**

**HARBOR FREIGHT**  
 QUALITY TOOLS LOWEST PRICES  
**Rural King**  
 America's Farm and Home Store  
**Calver's**  
**BURGER KING**

**ZAXBY'S**

**Valeo**  
 ±700 Employees

**HONDA**  
 Indiana Manufacturing Facility  
 ±3,000 Employees

**GECOM** Corp.  
 ±400 Employees

**Hampton**  
 by HILTON  
**SUNOCO**

**ALDI**  
**McDonald's**  
**Arby's**  
**TACO BELL**  
**ANYTIME FITNESS**  
**Ford**

**Decatur County Memorial Hospital**  
 The Quality Care You Want. Close By.

3

**DOWNTOWN GREENSBURG**

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

**DECATUR COUNTY INDIANA**  
 Fairgrounds

**GREENSBURG COUNTRY CLUB**



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# Executive Summary

IN-3 & N Lincoln St, Greensburg, IN 47240

## FINANCIAL SUMMARY

|               |                    |
|---------------|--------------------|
| <b>Price</b>  | <b>\$3,542,600</b> |
| Cap Rate      | 6.00%              |
| Net Cash Flow | 6.00% \$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

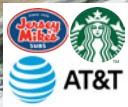
| Lease Years     | Annual Rent  | Cap Rate |
|-----------------|--------------|----------|
| Years 1 – 5     | \$212,558.00 | 6.00%    |
| Years 6 – 10    | \$233,813.80 | 6.60%    |
| Years 11 – 15   | \$257,195.18 | 7.26%    |
| Years 16 – 20   | \$282,914.70 | 7.99%    |
| Renewal Options | Annual Rent  | Cap Rate |
| Option 1        | \$311,206.17 | 8.78%    |
| Option 2        | \$342,326.78 | 9.66%    |
| Option 3        | \$376,559.46 | 10.63%   |
| Option 4        | \$414,215.41 | 11.69%   |

|                             |                        |
|-----------------------------|------------------------|
| <b>Base Rent</b>            | <b>\$212,558</b>       |
| <b>Net Operating Income</b> | <b>\$212,558</b>       |
| <b>Total Return</b>         | <b>6.00% \$212,558</b> |

# ZAXBYS™



 **30,500 CPD**  
INTERSTATE 74



**18,350 CPD**  
IN-3





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 ±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 (±3,000 Employees) via Interstate 74 Freeway
- » **Average Household Income Exceeds \$84,000 in the Surrounding Area**



## DEMOGRAPHICS

1-mile

5-miles

10-miles

### Population

|                    | 1-mile | 5-miles | 10-miles |
|--------------------|--------|---------|----------|
| 2029 Projection    | 3,712  | 14,908  | 23,985   |
| 2024 Estimate      | 3,677  | 14,766  | 23,860   |
| Growth 2024 - 2029 | 0.95%  | 0.96%   | 0.53%    |

### Households

|                    | 1-mile | 5-miles | 10-miles |
|--------------------|--------|---------|----------|
| 2029 Projections   | 1,674  | 6,257   | 9,804    |
| 2024 Estimate      | 1,645  | 6,145   | 9,661    |
| Growth 2024 - 2029 | 1.82%  | 1.83%   | 1.48%    |

### Income

|                                    | 1-mile   | 5-miles  | 10-miles |
|------------------------------------|----------|----------|----------|
| 2024 Est. Average Household Income | \$68,994 | \$78,889 | \$84,513 |
| 2024 Est. Median Household Income  | \$63,860 | \$65,141 | \$71,415 |

# Tenant Overview



Representative Photo

## ZAXBYS™



**ATLANTA, GA**  
Headquarters



**±1,000**  
Locations



**ZAXBYS.COM**  
Website



**1990**  
Founded

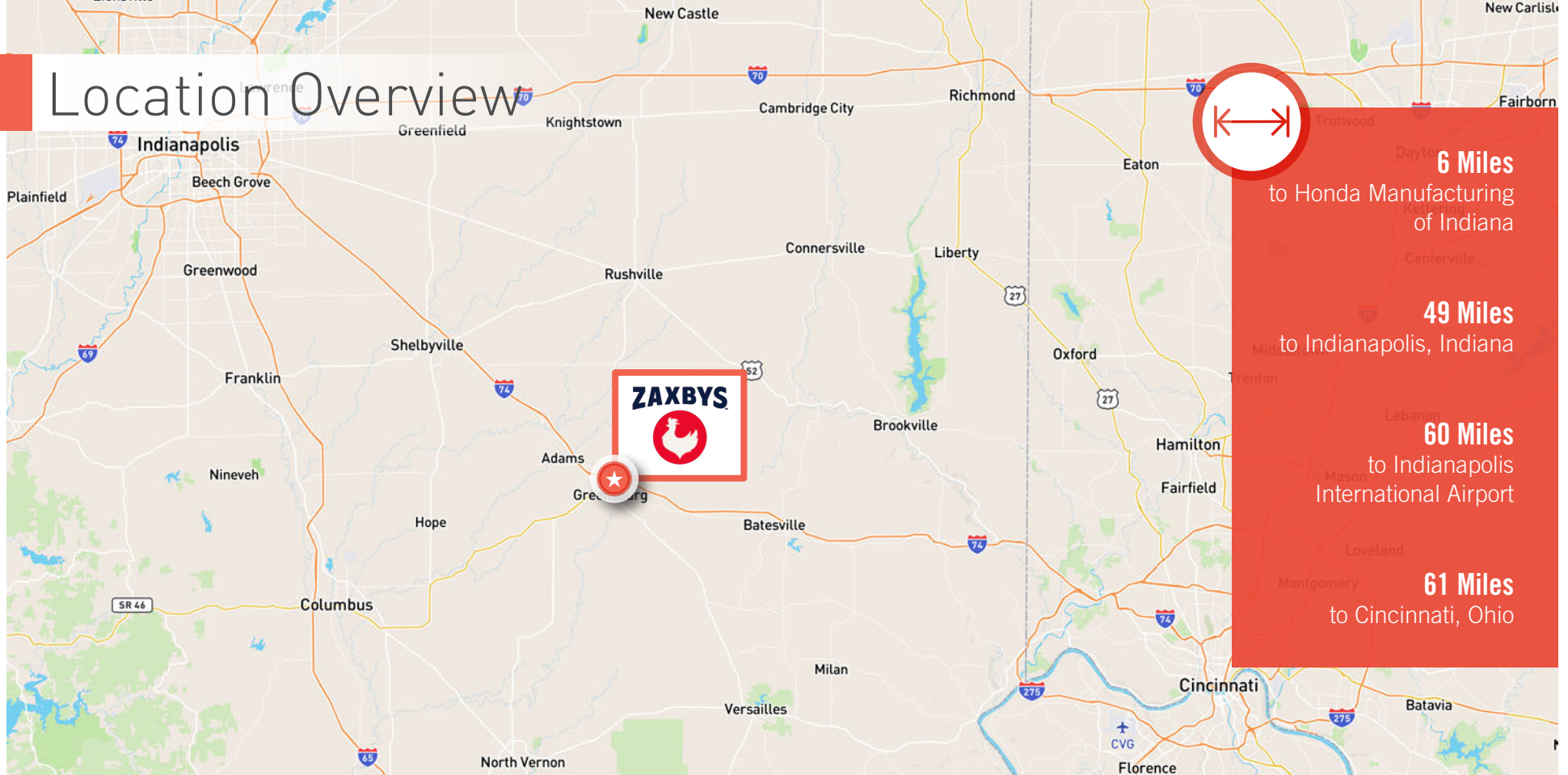
Zaxby's is a chicken finger franchise founded in 1990 in Statesboro, Georgia. Along with their delicious chicken fingers, Zaxby's menu includes salads, wings, sandwiches, and signature sauces, made with Southern hospitality and a modern twist.

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.

# [ exclusively listed by ]

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