



NNN INVESTMENT FOR SALE

## East 10th Street

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 restaurant features a 20-year Absolute NNN lease. 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 E 10th St (24,600 AADT) and just half a mile from the I-265 interchange (59,466 AADT), the site benefits from exceptional visibility and access within a high-growth trade area of over 400,000 residents. The property sits 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



GILEZAN  
— GLOBAL —



**\$1,909,090**  
LIST PRICE



**\$105,000**  
ANNUAL NOI



**5.50%**  
CAP RATE

## Property Details

|                  |                                |           |                          |
|------------------|--------------------------------|-----------|--------------------------|
| ADDRESS          | E 10 <sup>th</sup> STREET      | PARCEL ID | 10-19-02-201-313.000-009 |
| TENANT           | JACK IN THE BOX                | BUILT     | JULY, 2025               |
| LOT SIZE (SF)    | 52,272                         |           |                          |
| LOT SIZE (ACRES) | 1.20                           |           |                          |
| ZONING           | C-2                            |           |                          |
| TRAFFIC COUNT    | 24,600 (E 10 <sup>th</sup> ST) |           |                          |



# INVESTMENT SUMMARY



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## | Lease Details

|              |                    |
|--------------|--------------------|
| EXECUTION    | July, 2024         |
| COMMENCEMENT | July, 2025         |
| EXPIRATION   | July, 2044         |
| RENEWALS     | Four, 5-Year       |
| ESCALATIONS  | 10%, Every 5 Years |
| GUARANTY     | Franchisee         |

## | Tenant Info

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

## | Rent Chart

| BASE TERM | YEARS   | ANNUAL    | MONTHLY  | PER SF | CAP    |
|-----------|---------|-----------|----------|--------|--------|
| OPTIONS   | 1 - 5   | \$105,000 | \$8,750  | \$2.01 | 5.50%  |
|           | 6 - 10  | \$115,500 | \$9,625  | \$2.21 | 6.05%  |
|           | 11-15   | \$127,050 | \$10,588 | \$2.43 | 6.66%  |
|           | 16-20   | \$139,755 | \$11,646 | \$2.67 | 7.32%  |
|           | 21 - 25 | \$153,731 | \$12,811 | \$2.94 | 8.05%  |
|           | 26 - 30 | \$169,104 | \$14,091 | \$3.24 | 8.86%  |
|           | 31 - 35 | \$186,014 | \$15,501 | \$3.56 | 9.74%  |
|           | 36 - 40 | \$204,615 | \$17,051 | \$3.91 | 10.72% |





# LOCATION

The map displays the area around 3211 E 10th St, Jeffersonville, IN. Key features include:

- Major Roads:** I-265, I-65, Veterans Pkwy, E 10th St, Allison Ln, Lewis-Clark Pkwy, and Hamburg Pike.
- Landmarks:** Wooded View Golf Course, River Valley Middle School, and Jeffersonville High School.
- Retailers and Businesses:** Walmart, Target, Best Buy, Old Navy, Orangetheory, Kirkland's, Waterford Park, Ross, Michaels, Lowe's, Burlington, TJ-maxx, Hobby Lobby, Five Below, Petco, Kroger, Party City, The Home Depot, Jack in the Box, McDonald's, Burger King, Dunkin' Donuts, Walgreens, Dollar Tree, Papa Murphy's, Meijer, Kohl's, Rural King, Verizon, Jiffy Lube, Aldi, Starbucks, Chick-fil-A, Planet Fitness, and many others.
- Branding:** GILEZAN GLOBAL and exp commercial logos are visible at the bottom.





# RETAIL MARKET OVERVIEW



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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



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## 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                    | 10,050   | 42,877   | 104,902  |
| 2029 PROJ.              | 10,686   | 45,668   | 110,376  |
| ANNUAL GROWTH 2024-2029 | 1.3%     | 1.3%     | 1.0%     |
| <b>Households</b>       |          |          |          |
| 2010                    | 3,008    | 18,531   | 43,758   |
| 2024                    | 4,216    | 17,725   | 44,378   |
| 2029 PROJ.              | 4,481    | 18,882   | 46,703   |
| ANNUAL GROWTH 2024-2029 | 1.6%     | 2.0%     | 1.8%     |
| <b>Income</b>           |          |          |          |
| AVERAGE HH INCOME       | \$75,351 | \$76,081 | \$83,305 |



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