CHILDERS
COMMERCIAL REALTY

KW COMMERCIAL

BUILDING FOR SALE

525 Lafayette Ave
Lebanon, IN 46052

$229,000

INVESTMENT OPPORTUNITY:

525 Lafayette Avenue presents an opportunity to acquire a compact, income-producing commercial property along a highly visible corridor near downtown Lebanon, Indiana. The approximately 1,130-square-foot brick building is currently occupied by Pizza King, an established Indiana restaurant brand with roots dating back to 1956. The property generates $24,000 in annual base rent and offers investors a straightforward small-format commercial asset with an established operating location and recognizable tenant.

KEY HIGHLIGHTS:

- Established Restaurant Tenant – Pizza King
- $2,000/month base rent | $24,000 annual gross rent
- Approximately 1,130 SF commercial building
- Highly visible Lafayette Avenue frontage
- Distinctive brick construction with murals on public-facing elevations
- Across Lafayette Avenue from Americana -The Lebanon Grill
- Located near Global Packaging LLC and other commercial uses along the Lafayette Avenue corridor
- Established Indiana restaurant concept with Pizza King tracing its history to 1956

THE LOT & LOCATION:

525 Lafayette Avenue occupies a highly visible 4,356-square-foot corner parcel along Lafayette Avenue, an established commercial corridor leading into downtown Lebanon. The site benefits from approximately 3,537 vehicles per day along one adjoining roadway, seven designated parking spaces, and strong exposure from multiple directions.

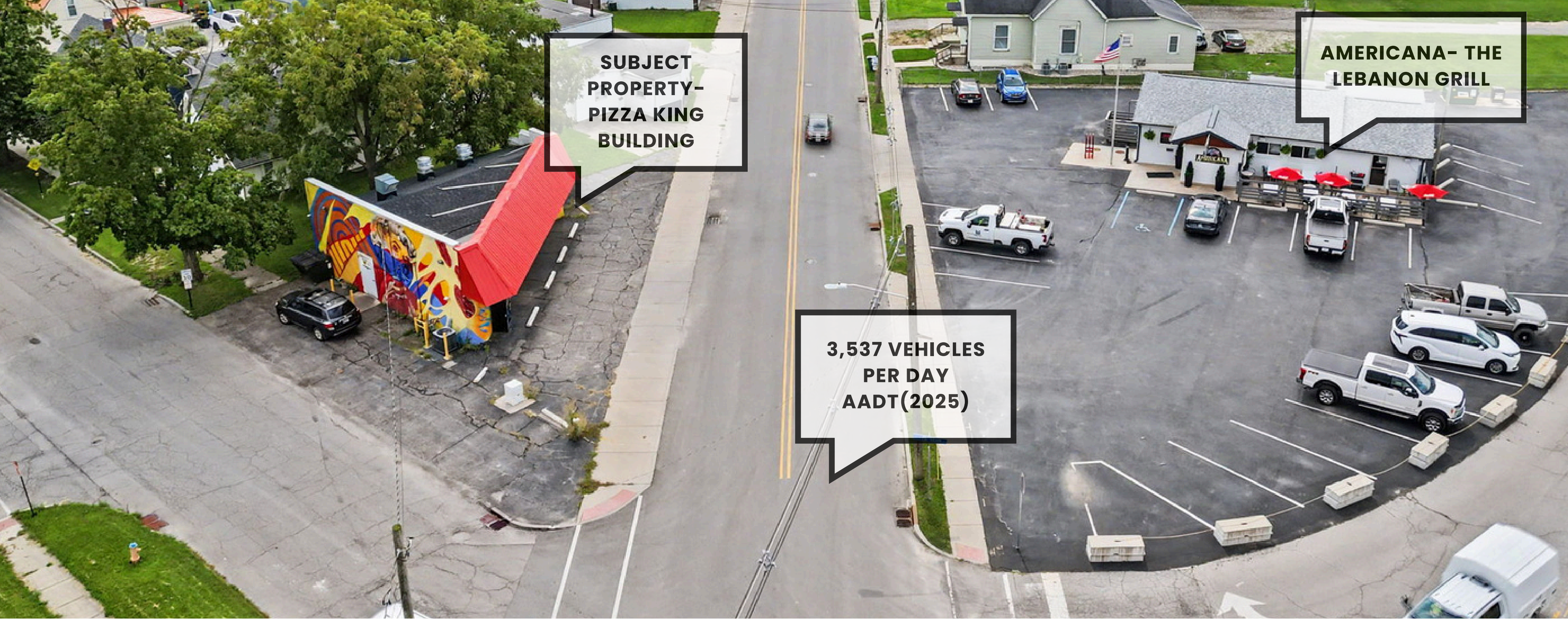
3,537 Vehicles Per Day

7 Parking Spaces

~ 4,356 SF Lot

SHANE CHILDERS | COMMERCIAL BROKER

765-413-6046 shane@childersCRE.com www.ChildersCRE.com



DEMOGRAPHICS:

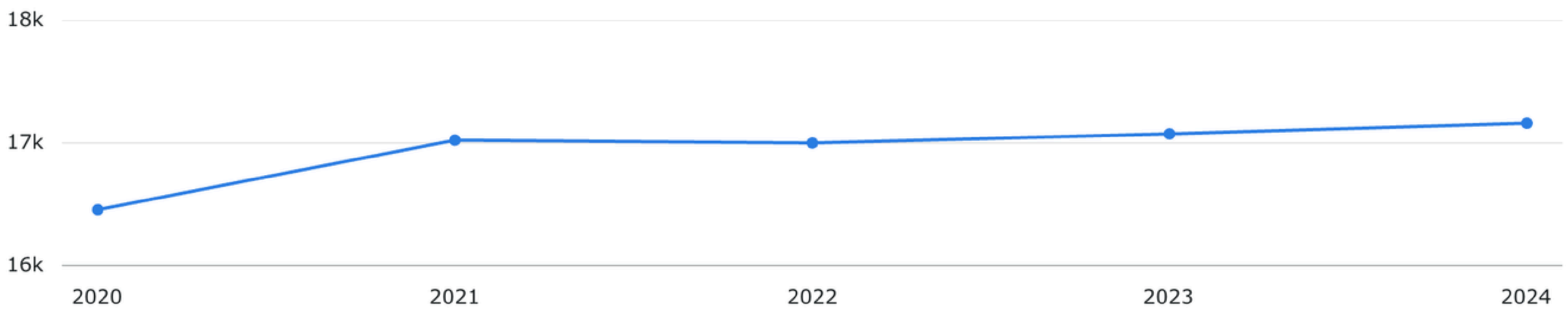
Located within fast-growing Boone County, Lebanon benefits from continued residential, employment and commercial growth throughout the northwestern Indianapolis metropolitan area. Boone County's population has increased approximately 14% since 2020 and reached an estimated 80,689 residents in 2025, while median household income exceeds $111,000 countywide.

Population

17.2k

0% Compared to 17.1k in 2023

↑ 4% Compared to 16.5k in 2020

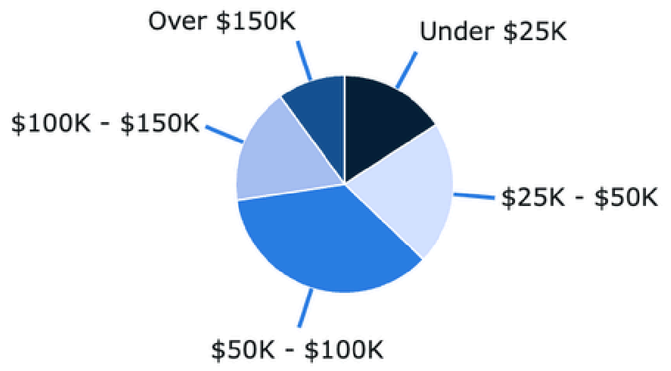


Household Income

$63.6k Median Income

$77.3k 2029 Estimate

↑ 21% Growth Rate

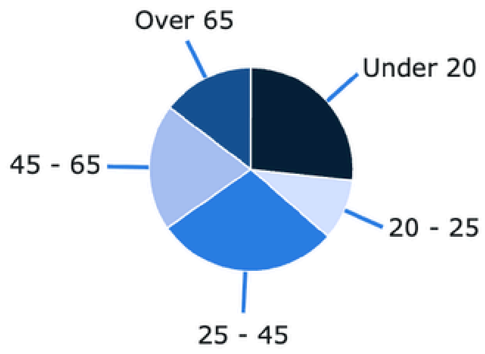


Age Demographics

35 Median Age

40 2029 Estimate

↑ 13% Growth Rate



CHILDERS
COMMERCIAL REALTY

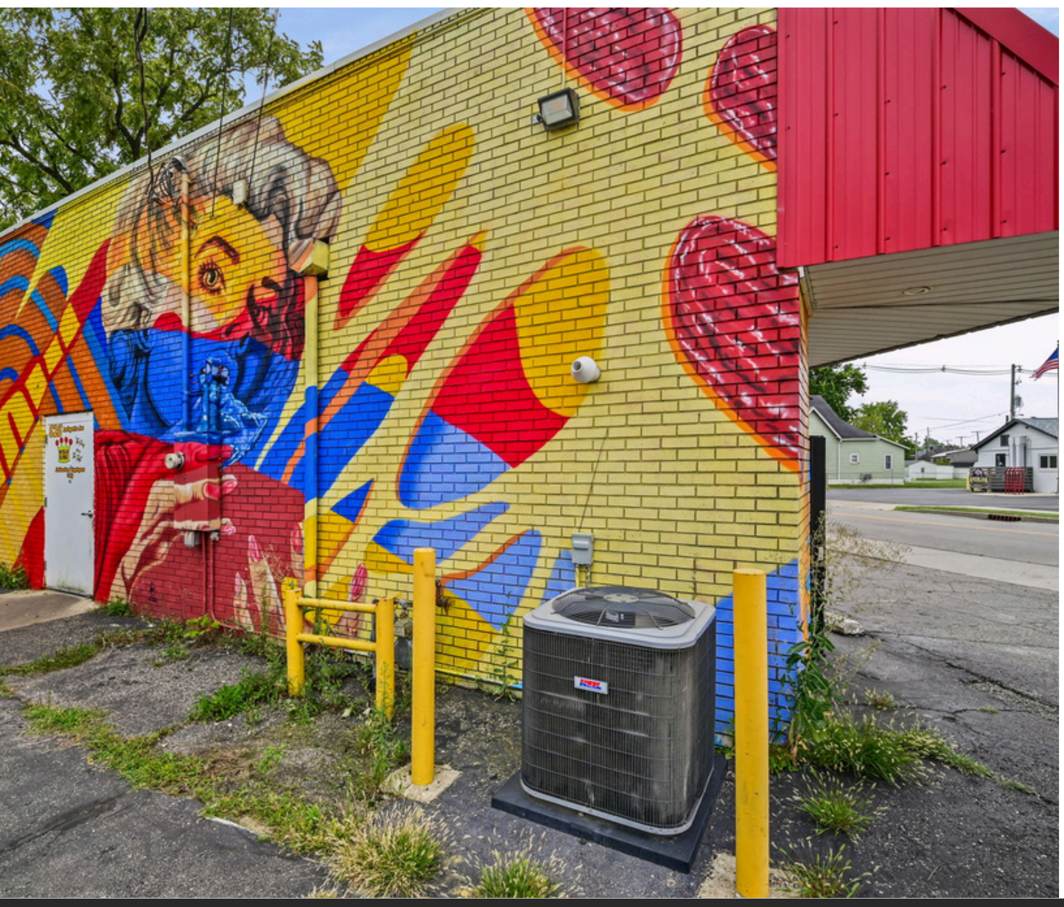
KW COMMERCIAL

LEASE & FINANCIAL HIGHLIGHTS:

The property is currently leased at a gross rental rate of $2,000 per month, generating $24,000 in annual gross rental income. Under the current lease structure, the owner is responsible for real estate taxes and building insurance.

Annual property taxes are estimated at $1,956, based on a 2% tax rate applied to the assessed improvement value, and building insurance is estimated at $3,000 annually. Based on these known and estimated expenses, the property produces a reconstructed Net Operating Income (NOI) of approximately $19,044 per year.

GROSS RENTS	NET OPERATING INCOME	CAP RATE
$24,000/YR	**$19,044**	**8.3%**



SHANE CHILDERS | COMMERCIAL BROKER

765-413-6046   shane@childersCRE.com   www.ChildersCRE.com