



Brand New 20-Year Sale Leaseback | Zero Landlord Responsibilities | High Performing Site | Healthy Sales Ratio | Part of the Bloomington MSA

\$5,942,857 7.00% CAP RATE

1521 JAMES AVENUE
BEDFORD, IN

Marcus & Millichap
NFB GROUP



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WHY

INVEST



LOCATION

- Situated Along State Road 37, a Major Thoroughfare in Indiana, Offering High Visibility and Easy Access with Strong Traffic Counts Exceeding 36,000 VPD at the Nearest Intersection
- Nearby Several Retailers Including Lowe's, Big Lots, Harbor Freight, ALDI, Durham Sports, KFC, Joann, Goodwill, Walmart Supercenter, Dollar Tree, Bob Evans, Ollie's, Bealls Outlet, Starbucks, Taco Bell, Subway, and Long John Silver's
- Part of Bloomington Metropolitan Area – An Important Hub in Indiana With a Population Exceeding 160,000 | Home to the Renowned Indiana University Bloomington
- Located in Bedford, Indiana – the Limestone Capital of the World | Scenic Small Town Surrounded by Rolling Hills and Lush Forests



LEASE

- Brand New 20 Year Lease to Begin at COE
- Absolute Triple Net (NNN) Lease – Absolute NNN Lease With Zero Landlord Responsibilities
- Attractive Rental Increases | 10% Every 5 Years, Including Option Periods
- Three (3) Five (5) Year Options



TENANT

- Strong Store Sales - Contact Agent for Details
- National Tenant – Golden Corral Is Recognized As the Largest Family-Style Buffet Chain in the United States With Over 350 Locations, Serving Millions of Guests Every Year Across Diverse Communities
- Tenant has Worked with Golden Corral for Nearly Two Decades, Showing Commitment to the Brand.
- In 2023, Golden Corral Ranked #63 on Franchise Time's Top 500 List and in 2022 Earned the The Silver Plate Award by the International Foodservice Manufacturers Association.

Dunham's SPORTS **OLLIE'S** **bealls** **GOOD STUFF CHEAP** **OUTLET**

RKGuns **JOANN** **Bath & Body Works**

Steak 'n Shake **Denny's** **goodwill**

Walmart Supercenter **DOLLAR TREE** **maurices** **HIBBETT SPORTS**

verizon **SALLY BEAUTY** **T-Mobile** **GameStop**

TSC TRACTOR SUPPLY CO. **ANYTIME FITNESS** **Marshalls**

JayC FOOD STORES **O'Reilly AUTO PARTS** **Little Caesars** **CAPTAIN D'S**

Hampton Inn & Suites by HILTON

Starbucks **TACO BELL**

SHERVIN WILLIAMS

KFC

AMERICAN RENTAL **SALES** **Losses Ownership** **HOME FURNISHINGS**

BIG TIRES **THE TEAM YOU TRUST**

BIG LOTS! **Growby's RTO Home Furnishings** **BIG RED LIQUORS**

HARBOR FREIGHT **QUALITY TOOLS LOWEST PRICES** **MCALISTER'S DELI**

CASA BRAVA RESTAURANTE

Bob Evans **FARMHOUSE KITCHEN**

SUBWAY

MCDONALD'S

golden corral


SUBJECT SITE

LONG JOHN SILVER'S

STATE ROAD 37 - 19,313 VPD

16TH STREET

16,992 VPD



Indiana University Health



16TH STREET

16,992 VPD



SUBJECT SITE

STATE ROAD 37 - 19,313 VPD

EXECUTIVE SUMMARY

2024 | Income & Lease Terms

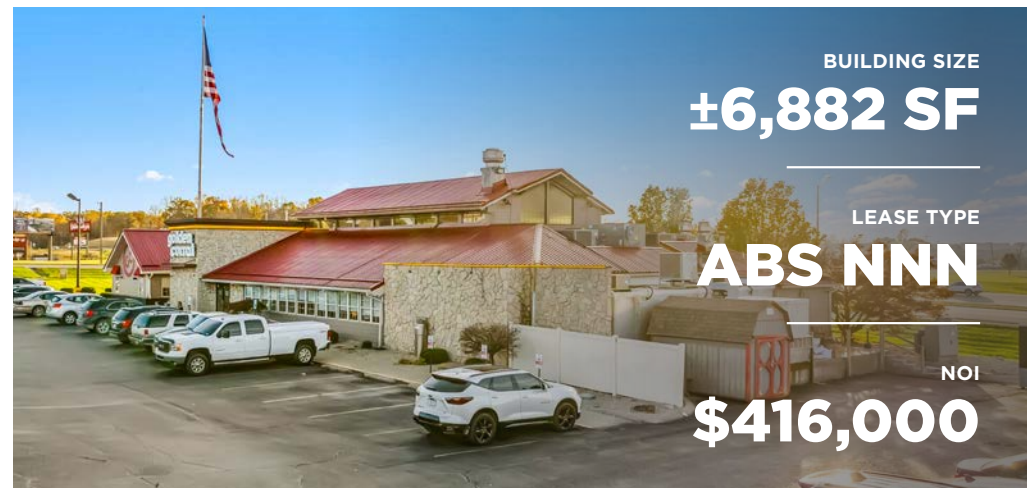


OFFERING SUMMARY

Address:	GOOGLE MAPS	1521 James Avenue, Bedford, IN 47421
Concept:		Fast Casual Restaurant
Tenant:		Golden Corral
Guarantor:		Personal (Contact Agent for Details)
Price:		\$5,942,857
Cap Rate:		7.00%
NOI:		\$416,000
Building Size (SF):		6,882 SF
Lot Size (AC):		1.43 AC
Year Built:		1986

LEASE TERMS

Lease Commencement:	At COE
Lease Term Expiration:	20 Years after COE
Term Remaining:	20 Years
Lease Type:	Absolute NNN
Landlord Responsibilities:	None
Monthly Rent:	\$34,667
Annual Base Rent:	\$416,000
Rental Increases:	10% every Five (5) Years
Renewal Options:	Three (3) x Five (5) Year Options



***20 Years From Close of Escrow**

The information has been secured from sources we believe to be reliable but we make no representation or warranties as to the accuracy of the information either express or implied. References to square footage or age are approximate. Buyer must verify all information and bears all risk for any inaccuracies.

GUARANTOR/TENANT **SUMMARY**



5 STAR HOSPITALITY LLC

- Nearly two decades of experience with Golden Corral in both franchise and corporate operations
- Experience in single and multi-unit roles, including General Manager, District Manager, Franchise Business Consultant, and Franchisee
- Winner of Golden Corral's Community Involvement Award in 2023
- Top-performing site in the Golden Corral system
- Management team with over 80 combined years of Golden Corral experience
- Achieved a 34% sales increase under current ownership
- Completed an \$800k remodel recently

TRACK RECORD
+20 YEARS

TENANT INVESTMENT
\$800K

GUARANTY
PERSONAL



BEDFORD INDIANA

Bedford, Indiana, is a historic town located in Lawrence County, known as the “Limestone Capital of the World” for its rich limestone deposits and thriving quarry industry. Surrounded by rolling hills and lush forests, Bedford combines small-town charm with a strong sense of heritage. The town is conveniently situated along U.S. Route 50, providing easy access to nearby attractions like the Hoosier National Forest and the scenic trails of Spring Mill State Park. Bedford’s economy is bolstered by limestone production, manufacturing, and a growing focus on local businesses that serve both residents and visitors, making it a welcoming destination for those seeking a peaceful retreat with a touch of Indiana history.

DOLLAR GENERAL

Walmart Supercenter | DOLLAR TREE | maurices | HIBBETT SPORTS | CVS pharmacy | DOLLAR GENERAL | verizon | SALLY BEAUTY | T-Mobile | GameStop | PAPA JOHN'S PIZZA | WALGREENS

golden corral

AutoZone | Pizza Hut

CHASE | FAMILY DOLLAR

TSC TRACTOR SUPPLY CO | ANYTIME FITNESS | Marshalls | JayC FOOD STORES | O'Reilly AUTO PARTS

SAIC

Indiana University Health

LOWE'S | LONG JOHN SILVER'S | Wendy's | Hoosier Hills CREDIT UNION | MCDONALD'S

UCC THEATRES | Arby's

WENDER LUMBER CO | Holiday Inn

DOLLAR GENERAL

1521 JAMES AVE - DEMOGRAPHICS	3-MILE	5-MILE	10-MILE
Estimated Population (2024)	16,720	23,110	41,061
Average Household Income (2024)	\$76,047	\$82,134	\$83,713
Projected Average Household Income (2029) ▲	\$77,879	\$84,247	\$85,705
Estimated Households (2024)	7,309	9,856	17,201
Estimated Total Employees (2024)	18,167	21,791	31,343



INDIANAPOLIS, IN



Indianapolis

183 MIN
169 MILES

DAYTON, OH



Dayton

CINCINNATI, OH



Cincinnati

158 MIN
126 MILES

BLOOMINGTON, IN



30 MIN
22.8 MILES

77 MIN
76.4 MILES

LOUISVILLE, KY



Louisville

160 MIN
142 MILES

LEXINGTON, KY



Lexington

82 MIN
68.6 MILES

CONVENIENTLY CENTERED IN THE MIDWESTERN REGION

Located nearby several major MSA's

Bloomington

INDIANA

The Bloomington Metropolitan Statistical Area (MSA), located in south-central Indiana, is a vibrant and diverse region known for its cultural, educational, and economic contributions to the state. Encompassing Monroe County and surrounding areas, the Bloomington MSA serves as an important hub in Indiana, blending a college-town atmosphere with a strong sense of community and innovation.

With a population exceeding 160,000, the Bloomington MSA is defined by its key economic sectors, including education, healthcare, manufacturing, and technology. The presence of Indiana University, a major research institution, drives both the local economy and cultural life, attracting students, faculty, and visitors from around the world. Healthcare also plays a critical role, with the Indiana University Health Bloomington Hospital providing essential services and employment opportunities.

Bloomington is celebrated for its lively arts scene, historic downtown, and scenic landscapes, including nearby Lake Monroe and the Hoosier National Forest, which offer ample recreational opportunities. The city's cultural vibrancy is reflected in events like the Lotus World Music & Arts Festival and the Bloomington Craft Beer Festival, showcasing a unique blend of global influences and local flavor. The Bloomington MSA's mix of educational excellence, economic vitality, and cultural richness cements its role as a dynamic center in the heart of Indiana.



Downtown Bloomington

161,308

ESTIMATED
POPULATION

\$89,552

AVERAGE HOUSEHOLD
INCOME

117,822

DAYTIME
POPULATION



Indiana University Bloomington







Franchise Times
TOP 500

2023 #63 FRANCHISE TIMES TOP 500 LIST

IFMA INTERNATIONAL
FOODSERVICE
MANUFACTURERS
ASSOCIATION

2022 IFMA SILVER PLATE AWARD



Golden Corral is the nation’s largest buffet-style restaurant chain, having been serving hearty, family-friendly meals since its founding in 1973 in Fayetteville, North Carolina. Known for its wide array of comfort foods, Golden Corral provides a dining experience that offers something for everyone, featuring an extensive buffet that includes breakfast, lunch, and dinner items.

Golden Corral’s menu boasts a variety of dishes, including slow-cooked pot roast, fried chicken, steak, and seafood, as well as a large selection of sides like mashed potatoes, steamed vegetables, and freshly baked rolls. Customers also enjoy the chain’s famous dessert bar, featuring treats such as pies, cakes, and their signature chocolate fountain.

With hundreds of locations across the United States, Golden Corral has become a popular choice for families, groups, and individuals seeking a value-oriented meal with abundant choices. The brand emphasizes freshness, with many dishes being prepared from scratch throughout the day. In addition to its traditional dine-in buffet service, Golden Corral has embraced online ordering, delivery, and catering options, making it more convenient for customers to enjoy their favorite dishes at home or special events. Golden Corral’s commitment to providing wholesome, delicious meals at an affordable price has earned it a loyal following over the years, solidifying its place as a staple in the American dining landscape.

2023 REVENUE

\$69M

NUMBER OF UNITS

373

EMPLOYEES

35K+

YEAR FOUNDED

1973

SOURCE: PITCHBOOK, 2024
GOLDEN CORRAL, 2024

IN THE NEWS



FULL ARTICLE 

CULTIVATING A WINNING CULTURE: INSIGHTS FROM GOLDEN CORRAL CEO

May 1, 2024 | *Franchising Magazine USA*

As President & CEO of Golden Corral Corporation, I have had the opportunity to lead a brand that has thrived amidst industry challenges and evolving consumer preferences. Our success extends beyond serving high quality food at affordable prices; it is about nurturing a culture that resonates with both our employees and network of franchisees. This people-first culture has fostered strong bonds and led to multiple multi-generation franchise groups and employees dedicating their entire...

GOLDEN CORRAL'S SUCCESS EARNS THEM #63 ON FRANCHISE TIMES TOP 400+ LIST

November 17, 2023 | *Franchise.org*

RALEIGH, N.C. – Golden Corral, an iconic family dining brand, announced today it has been named 63rd on the 2023 Franchise Times' Top 500 list. As America's largest buffet concept, Golden Corral is one of only three buffet restaurant chains that have seen a 125% increase in foot traffic during the first quarter of 2023 (compared to January of 2021), according to data from Placer.ai, which tracks foot traffic at restaurants and retail stores. The brand currently has 357 locations open across...



FULL ARTICLE 



golden
corral



EXCLUSIVELY LISTED BY

golden
corral

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SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

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