

NNN LEASE
INVESTMENT
OFFERING



JUICY SEAFOOD

2801 W 86TH ST
INDIANAPOLIS, IN



CONSORTIUMCRE

SITE  **SOURCE**
RETAIL BROKER NETWORK

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THE OFFERING

ConsortiumCRE is excited to offer for sale the fee simple interest in a single tenant, NNN leased Juicy Seafood restaurant on a ten year lease term. The property sits on a 4.18 acre lot featuring waterfront views from the 9,159 sq. ft. building. The property is situated at a four-way signalized intersection that sees traffic counts over 45,000 vehicles per day.

Located in an established submarket of the north side of Indianapolis that includes market defining players such as Costco, Trader Joe's, Fresh Thyme, Kroger, Walmart, and JCPenny.

Restaurants in the area include Panera Bread, Chick-Fil-A, Starbucks, and Chipotle.

This offering is ideal for a long term investor seeking stable cash flow in a mature location.



INVESTMENT OVERVIEW

ADDRESS:	2801 Lake Circle Drive
SUBMARKET:	Indianapolis/W 86h St
YEAR BUILT/REMODELED:	1995/2005 & 2018
SITE AREA:	4.18 Acres
NET RENTABLE AREA:	9,159
PERCENT LEASED:	100%
OWNERSHIP:	Fee Simple

INVESTMENT HIGHLIGHTS

LONG TERM NNN LEASE

New 10 Year Absolute NNN Lease with rental increases

HIGH TRAFFIC VOLUME & VISIBILITY

Located on the highly trafficked West 86th St. (30,000 VPD) and Michigan Road (33,000 VPD) Easily accessible by I-465 (110,000 VPD)

EXCELLENT TRADE AREA

3.4M sq. ft. of office, destination stores such as Costco and Fresh Thyme, and daytime population over 150,000 within 5 miles

RENT ROLL & FINANCIAL SUMMARY

TENANT INFO

LEASE TERMS

Name	Size	Start	End
Juicy Seafood	9,159 SF	01/01/19	12/31/29

TENANT: Juicy Seafood Indy Inc
DBA: Juicy Seafood Indy
PROPERTY ADDRESS: 2801 Lake Circle Drive
Indianapolis, IN 46268
YEAR BUILT: 1995
REMODELED: 2005, 2018
BUILDING SIZE: 9,159
LOT SIZE: 4.18 Acres
PARKING: 172
ZONING: CS
RENT COMMENCEMENT: January 1, 2019
LEASE EXPIRATION: December 31, 2029
TERM REMAINING: Ten (10) Years

AVERAGE ANNUAL RENT: \$164,650.80
NET OPERATING INCOME: \$157,535
CAP RATE: 6.25
LEASE: NNN

ASKING PRICE: \$2,635,000

TENANT OVERVIEW

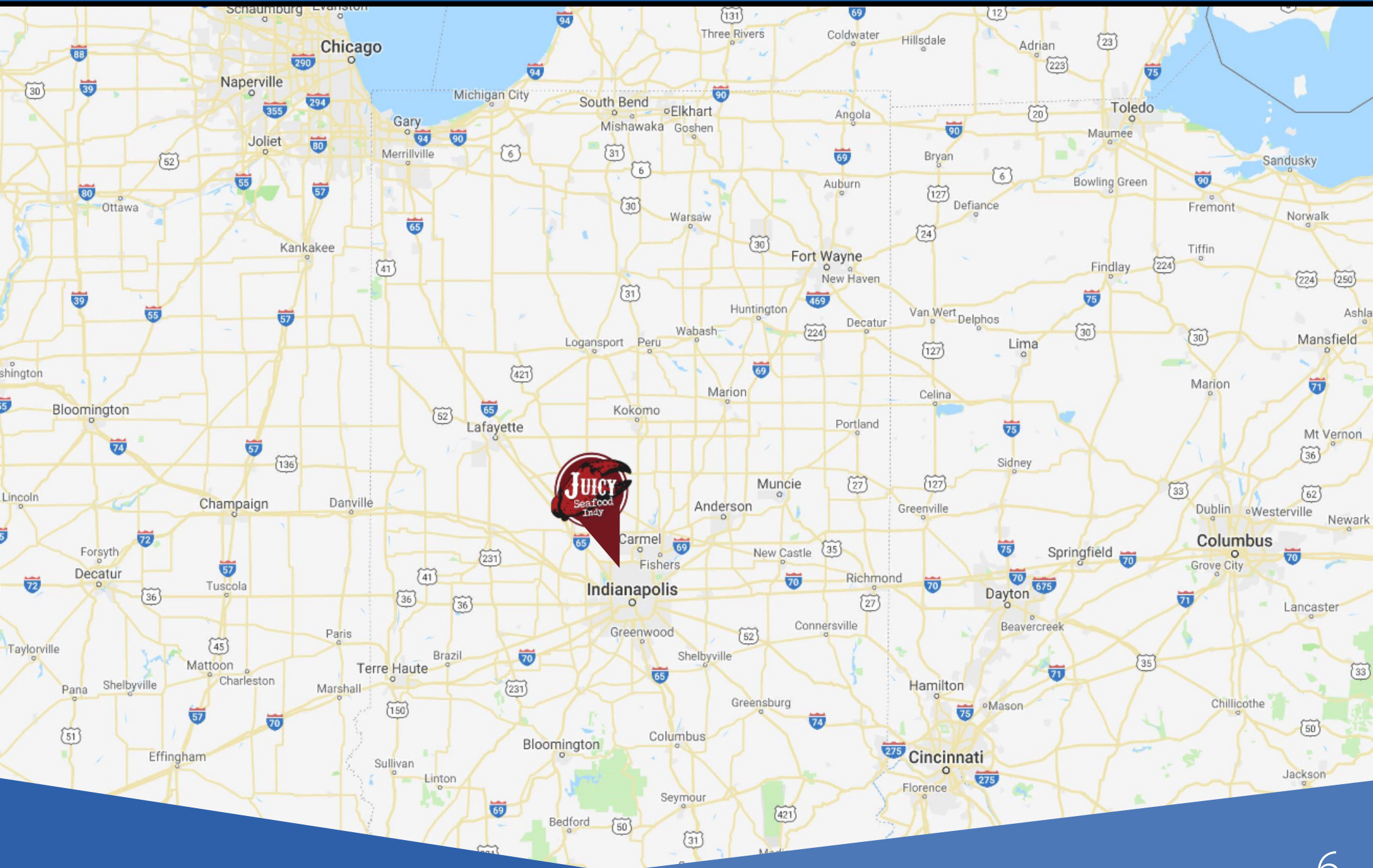
JUICY SEAFOOD RESTAURANT & BAR

is headquartered in Montgomery Alabama and offers a local restaurant atmosphere with a wide variety of Cajun style seafood. The food quality, friendly service and cleanliness is guaranteed to exceed expectations.

Currently serving Alabama and New York, there are six additional US locations set to open in Georgia, Alabama, Colorado, Mississippi, and Indianapolis.



REGIONAL MAP



AERIAL SITE VIEW



LOCATION OVERVIEW



POPULATION

3 MILE	77,210
5 MILE	175,327
10 MILE	338,458



HOUSEHOLDS

3 MILE	33,690
5 MILE	73,792
10 MILE	138,558



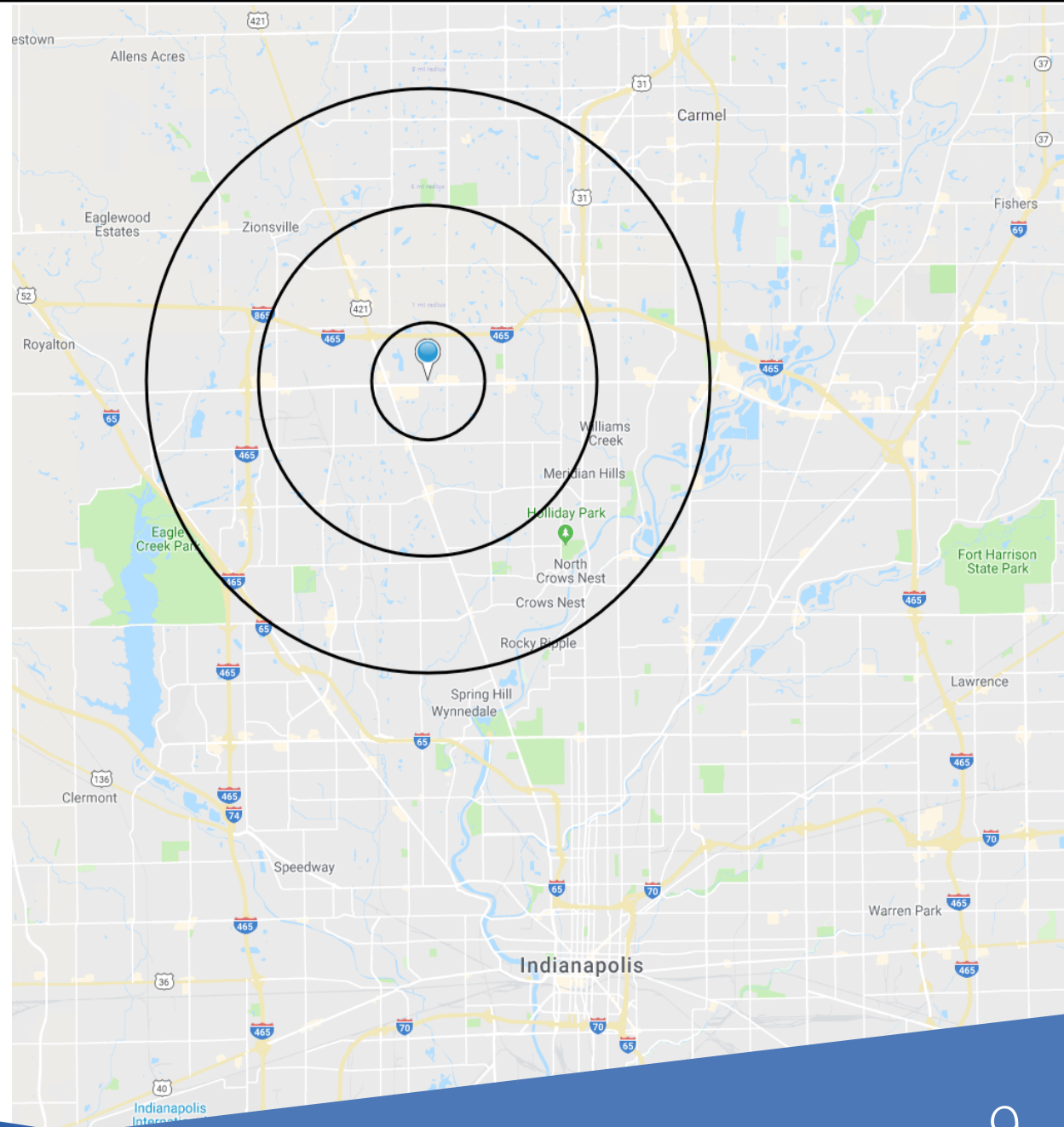
AVG. HOUSEHOLD INCOME

3 MILE	\$53,285
5 MILE	\$58,464
10 MILE	\$70,698



MEDIAN AGE

3 MILE	34.0
5 MILE	34.5
10 MILE	35.6



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FOR MORE INFORMATION

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