



NEW 10 YEAR RENEWAL | NEAR INDIANAPOLIS INTERNATIONAL AIRPORT



6416 W WASHINGTON ST
INDIANAPOLIS, IN 46241

Marcus & Millichap
SHARKO | WEISENBECK | MENDOZA
GROUP

THE OFFERING

Jordan's Fish & Chicken is a net-leased restaurant that has operated at this location since 2020 and recently executed a new 10-year lease renewal. The lease includes a 5% rent increase effective January 1, 2027, followed by annual 3% rent escalations, supporting consistent NOI growth throughout the lease term. The property is strategically located near Indianapolis International Airport and just off Interstate 465 (160,941 VPD), offering excellent regional accessibility and visibility. Additionally, the site benefits from frontage along Route 40/Washington Street (31,154 VPD), further enhancing exposure to daily traffic. Surrounded by national retailers, schools, and a dense hotel corridor, the property enjoys strong consumer traffic. The site also features a drive-thru, enhancing operational flexibility and long-term tenant appeal. The immediate trade area is supported by a strong base of both residents and employees, creating consistent demand and reinforcing the property's long-term viability as a retail investment.





\$659,000

LIST PRICE



7.65%

CAP RATE



\$274.58

PRICE / SF



\$50,400

NET OPERATING INCOME

Indianapolis International Airport
12.2 million annual visitors
Top visited airport in Indiana



Royal Pin Western
Bowling Shop

Roller City Indy
Skating Rink



Pet Vaccination
Clinic



 W Washington St
31,154 VPD



SUBJECT PROPERTY



Downtown Indianapolis



Interstate 465
160,941 VPD



Pet Vaccination
Clinic



SUBJECT PROPERTY



W Washington St
31,154 VPD





JORDAN'S FISH & CHICKEN | NEW 10 YEAR RENEWAL

6416 W Washington St, Indianapolis, IN 46241

FINANCIAL SUMMARY

PRICE	\$659,000
CAP RATE	7.65%
NOI	\$50,400
PRICE/SF	\$274.58

Gross Leasable Area	2,400 SF
Year Built	1993
Lot Size	0.50 Acres +/-
Parcel Numbers	49-12-14-111-002.000-930
Type of Ownership	Fee Simple
Parking	13 Surface Spaces +/-

RENT SCHEDULE

Term	Period	Annual Rent	Rent/SF
Base	Current	\$48,000	\$20.00
	1/1/2027	\$50,400	\$21.00
	7/1/2027	\$51,912	\$21.63
	7/1/2028	\$53,460	\$22.28
	7/1/2029	\$55,080	\$22.95
	7/1/2030	\$56,760	\$23.65

Notes: Priced off increase on 1/1/27. Tenant has 3% annual rent increases. Option is a landlord renewal option. Tenant has an Automatic renewal that can be exercised by the LL if tenant does not give notice of a non renewal. The base rent for each year of the renewal term shall be increased by 5% over the base rent of the immediately preceding year

LEASE SUMMARY

Lease Type	NNN
Lease Guarantor	Jordan Fried Chicken Indy Inc
Guarantor Type	Franchisee Guarantee
	Personal Guarantee
Lease Term Remaining	10.07 Years
Rent Commencement	3/5/2020
Lease Expiration	6/30/2036
Options	1, 5-Year
Option to Terminate	None
Option to Purchase	None





JORDANFISHNCHICKEN.COM

4.2 ★ 244 GOOGLE REVIEWS

- » Local restaurant specializing in fish, chicken, and comfort-style fried food offerings
- » Broad menu includes fried seafood, wings, tenders, sandwiches, and combo plates
- » Serves lunch and late-night customers, with extended hours on weekends
- » 4.3 star rating from 1,000 people on Uber Eats and Postmates
- » Multi-unit operator with an established local presence



TENANT	Jordan's Fish & Chicken
GUARANTOR	Jordan Fried Chicken Indy Inc
SQUARE FEET	2,400 SF
LEASE COMMENCEMENT	3/5/2020
LEASE EXPIRATION	6/30/2036
LEASE TYPE	NNN
RENTAL INCREASES	Annual 3%
RENEWAL OPTIONS	1, 5-Year
RIGHT OF FIRST REFUSAL	None
RIGHT TO TERMINATE	None

LEASE ABSTRACT

RESPONSIBLE PARTY

NOTES

ROOF & STRUCTURE

Landlord/Tenant

Landlord to do the work, tenant is to reimburse

PARKING LOT

Landlord/Tenant

Landlord to do the work, tenant is to reimburse

HVAC

Tenant

TAXES

Tenant

INSURANCE

Tenant

CAM

Tenant

Landscape and Snow removal is tenant responsibility



NEW 10-YEAR RENEWAL ON A NET LEASED RESTAURANT

- Over 10 years of term remaining on lease
- Scheduled 5% rental increase on January 1, 2027, followed by 3% annual increases commencing July 2027
- 1, 5-year landlord renewal option
- Features a drive-thru, which enhances operational flexibility and long-term tenant appeal

SITUATED NEXT TO INDIANAPOLIS INTERNATIONAL AIRPORT | JUST OFF INTERSTATES 465 & 70

- 1 mile from Indianapolis International Airport, which is the most visited airport in Indiana and attracts 12.2 million annual visitors¹
- Frontage along W Washington Street, which sees 31,154 vehicles per day
- 0.5 miles from Interstate 465, which sees 160,941 vehicles per day
- 2.8 miles from the Interstate 70, which sees 113,323 vehicles per day

STRONG SURROUNDING DRIVERS INCLUDING NATIONAL RETAILERS, HOTELS, AND SCHOOLS

- Notable retailers in the area include Goodwill, Dollar General, Jimmy John's, Arby's, Sherwin-Williams, Hardee's, Emporium Flea Markets, Ace Hardware, Family Dollar, Dollar Tree, Advance Auto Parts, Fazoli's and more
- 0.6 miles from Ben Davis University High School, which sees 375 students
- 0.6 miles from McClelland Elementary School, which sees 725 students
- 1.6 miles from Kroger, which attracts 870.5K annual visitors¹
- Abundance of hotels within a three-mile radius, including Crowne Plaza, Delta Hotels, Courtyard by Marriott, Hyatt Place, Residence Inn by Marriott, Red Roof, La Quinta, Comfort Suites, Baymont, Candlewood Suites, Fairfield Inn by Marriott, Holiday Inn, and Wingate by Wyndham

DENSELY POPULATED TRADE AREA WITH A HIGH DAYTIME POPULATION

- 7,327 residents within a mile-radius and 60,231 residents within a three-mile radius
- 13,261 employees within a mile-radius and 81,642 employees within a three-mile radius

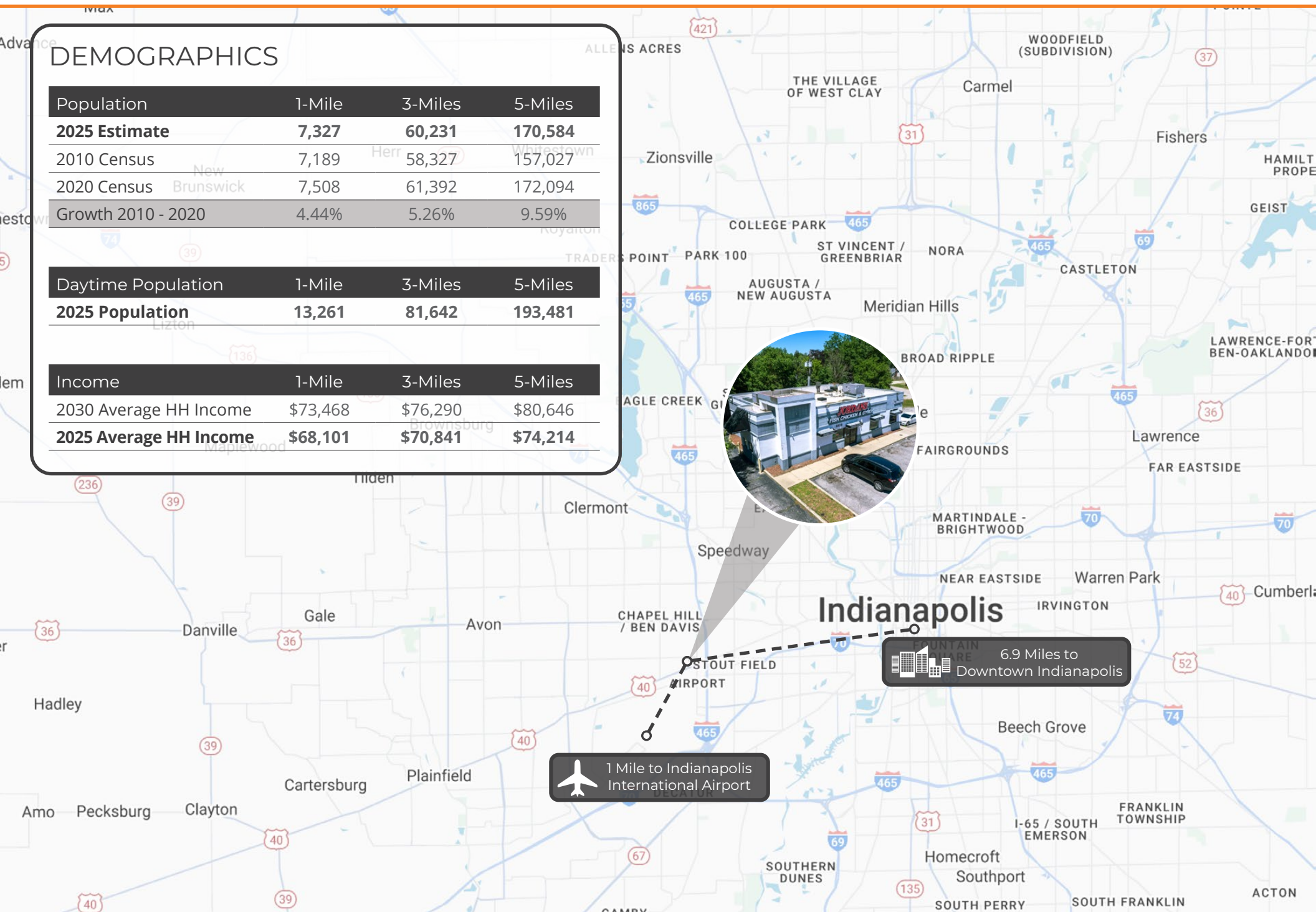
REGIONAL MAP

DEMOGRAPHICS

Population	1-Mile	3-Miles	5-Miles
2025 Estimate	7,327	60,231	170,584
2010 Census	7,189	58,327	157,027
2020 Census	7,508	61,392	172,094
Growth 2010 - 2020	4.44%	5.26%	9.59%

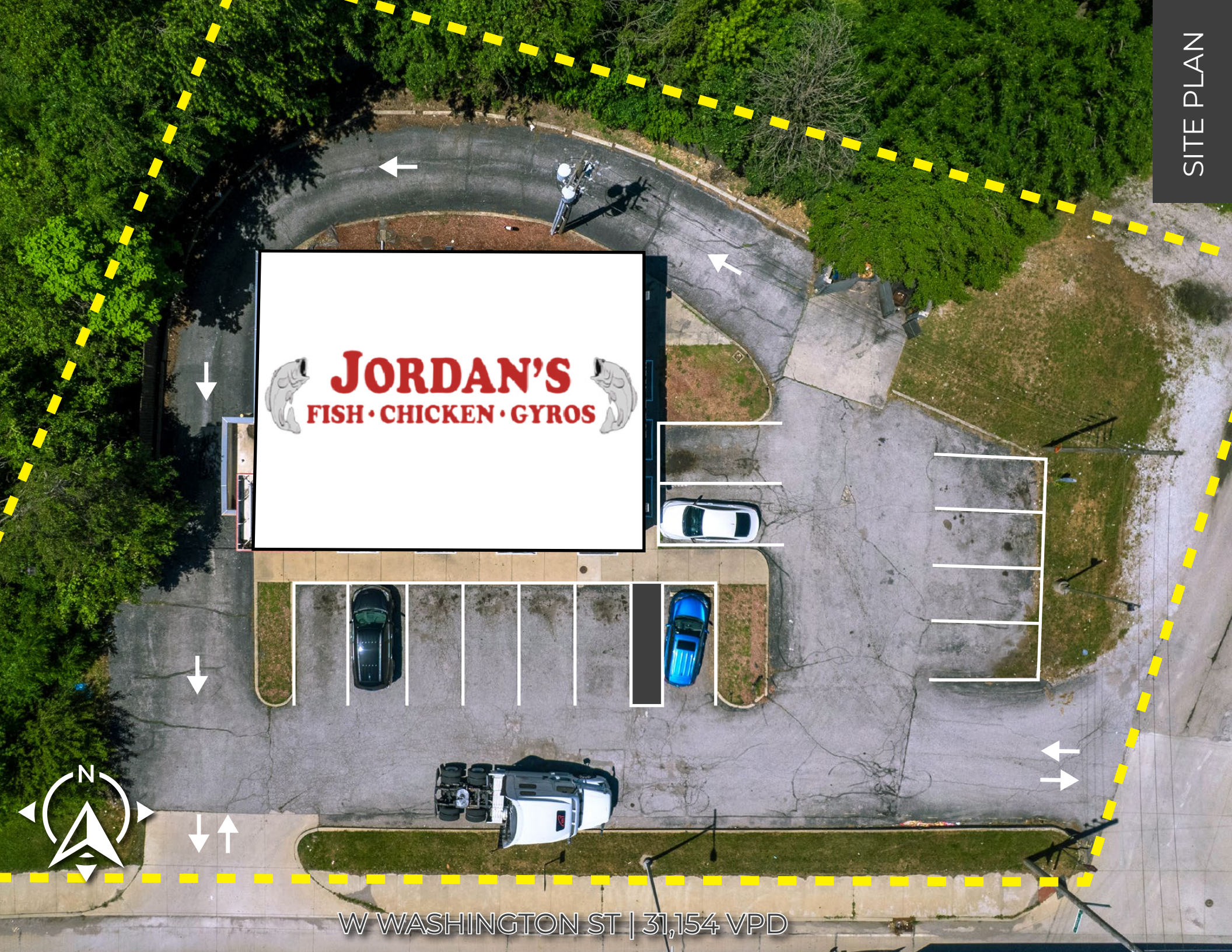
Daytime Population	1-Mile	3-Miles	5-Miles
2025 Population	13,261	81,642	193,481

Income	1-Mile	3-Miles	5-Miles
2030 Average HH Income	\$73,468	\$76,290	\$80,646
2025 Average HH Income	\$68,101	\$70,841	\$74,214



AERIAL





W WASHINGTON ST | 31,154 VPD

STATE CAPITAL AND MOST-POPULOUS CITY IN INDIANA

- Seat of Marion County and the 16th most populous city in the United States

EASILY ACCESSIBLE

- Access via Interstates 65, 69, 70, 74 and 465
- Home to Indianapolis International Airport
 - › More than 10.6 million passengers in 2025 | The airport's busiest year ever
- IndyGo offers 31 fixed bus routes and a red line rapid transit service with a 13-mile north/south line

SPORTING DESTINATION

- Sporting attractions include Indianapolis Motor Speedway (Indy 500), Lucas Oil Stadium (Indianapolis Colts), and Bankers Life Field house (Indiana Pacers)
- Best known for the annual hosting of the world's largest single-day sporting event, the Indianapolis 500 | 357,000 guests in 2025
- The Colts attendance totaled 594,794 in 2025
- The Pacers attendance totaled 530,921 in 2025

HOME TO FIVE MAJOR UNIVERSITY CAMPUSES

- Indiana University | Over 25,000 Students
- Purdue University Indianapolis | 2,800 students
- Butler University | 5,525 students
- University of Indianapolis | Nearly 5,000 students
- Marian University Indianapolis | 2,600 students

TOURIST DESTINATION

- Attractions include the Indianapolis Zoo, Indianapolis Museum of Art, world's largest children's museum, and Monument Circle
- The zoo is a leading tourist attraction with more than 1 million visitors in 2025 (Placer.ai)
 - › 63% of guests are coming from outside of Indianapolis | 20% are coming from out of state
- The Indianapolis Museum of Art is home to the largest collection of monuments dedicated to veterans and war casualties outside of Washington, D.C.

MORE THAN 517,000 EMPLOYEES IN SIX KEY INDUSTRIES

- Trade, Transportation, and Utilities | 246,100 employees
 - › Indiana is known as the crossroads of America
 - › Major employers including Express Scripts, Amazon, and FedEx
- Education and Health Services | 191,000 employees
 - › Major employers include Eli Lilly & Co., Anthem, Roche Diagnostics, and Corteva
- Professional and Business Services | 184,400 employees
 - › Key players in Indianapolis are Salesforce, Cummins, and Simon Property Group
- Manufacturing | 98,100 employees
 - › One of the highest concentrations of manufacturing jobs in the nation (2.04 times the national average)
- Leisure and Hospitality | 109,800 employees
 - › Big employers include the Indianapolis Motor Speedway, the Indiana Convention Center, and Marriott Hotels
- Agribusiness | 16,000 employees
- Sports | 16,000 employees

AAASTATE IS RATED BY
**STANDARD &
POORS****+5%****POPULATION
INCREASE**
IN THE LAST 5 YEARS**+10%****NEW JOBS**
IN THE LAST
5 YEARS**9%****LOWER COST
OF LIVING**
THAN CHICAGO**INDIANA'S TOP BUSINESS FACILITIES RANKINGS**

SECTOR	RANK
Manufacturing Jobs (% of Workforce)	#1
Manufacturing Output (% of GDP)	#1
Automotive	#2
EV Industry	#9
Agribusiness	#7
Best Business Tax Climate	#9
Medtech/Medical Devices	#6
Outdoor Recreation	#7

**#9 AMERICA'S TOP STATE FOR DOING BUSINESS -
CNBC 2025**

- CNBC: 3rd Cost of Doing Business & 2nd Cost of Living
- Five Fortune 500 companies are headquartered in Indiana

INDIANA'S TOP PROJECTS

COMPANY	LOCATION	INVESTMENT
Eli Lilly and Company	Boone County	\$3.7 billion
General Motors-Samsung SDI	St. Joseph County	\$3 billion
ENTEK	Terra Haute	\$1.5 billion
General Motors	Fort Wayne	\$632 billion
Stellantis	N/A	\$155 billion

#2 STATE IN THE COUNTRY TO START A BUSINESS - FORBES

- #1 in the Midwest in the Country to Start a Business 2024 - Forbes
 - › Low-cost business formation fee
 - › New businesses oftentimes receive funding
 - › Large working-age population
 - › High business survival rate of 77%
- New business applications across Indiana rose by 13% between December 2022 and December 2023
- The state has an active portfolio of over 400 Indiana startups, making it the most active early-stage investor in the Great Lakes region

\$1T INVESTMENT BY
TECH COMPANIES
OVER THE NEXT 5 YEARS**#1** PHARMACEUTICAL
EXPORTS
IN THE U.S.**\$13B** INVESTMENT
DEVELOPMENT
EV BATTERY TECHNOLOGY

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