



1005 N Riley Hwy
Shelbyville, IN 46176

Retail Investment Opportunity
Offering Memorandum



MATTHEWS™

EXCLUSIVELY LISTED BY



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PROPERTY OVERVIEW

Circle K

1005 N Riley Hwy, Shelbyville, IN 46176



±3,152 SF
GLA

1993/2010
Year Built/Renovated

±17,000
Vehicles Per Day

Absolute NNN
Lease Type

±2.21 AC
Lot Size

7.05%
Cap Rate

Property Highlights

- **Absolute NNN Lease:** The asset is subject to an absolute triple-net lease, with the tenant responsible for all property expenses, including maintenance, taxes, and insurance—resulting in a true passive investment with no landlord responsibilities.
- **Established Operating History:** Circle K has successfully operated at this location since 2010, demonstrating long-term operational stability and a strong commitment to the site.
- **National Brand Strength:** Circle K is a top-tier convenience store operator, ranking second nationally with approximately 15,000+ locations across 48+ states—driving consistent consumer traffic through recognized brand loyalty.
- **Generous Lot Size:** Situated on ±2.21 acres, the parcel offers an optimal footprint for gas station and convenience store development, with sufficient land to accommodate fueling infrastructure, parking, and ancillary services.
- **Strategic Location within the Indianapolis Metroplex:** Located in Hendricks County, Shelbyville benefits from its strategic position within the economically robust Indianapolis metropolitan area.
- **County Seat Location:** Located in Shelbyville, the county's administrative and commercial center, benefiting from a stable economic base, high daytime population, and sustained demand for essential retail services.
- **Minimal Local Competition:** The site enjoys limited direct competition from nearby fuel stations or convenience stores, solidifying its position as a primary destination for fuel and convenience retail in the immediate trade area.



 **Water Dance Apts**
±230 Units



 **Cimarron Place**
±128 Units



 **Fountain Lake Neighborhood**

 **Isabelle Farms**
±72 Homes



CIRCLE K
Subject Property



6
± 17,000 VPD

PROPERTY PHOTOS



FINANCIAL OVERVIEW

Circle K

1005 N Riley Hwy, Shelbyville, IN 46176



FINANCIAL SUMMARY



\$2,167,475

List Price

\$152,807

NOI

7.05%

Cap Rate

±2.21 AC

Lot Size

Property Details

Tenant	Circle K
Address	1005 N Riley Hwy, Shelbyville, IN 46176
Type of Ownership	Fee Simple
Lease Type	Absolute NNN
Lease Commencement	2010
Lease Expiration	9/30/2028
Guarantor	Corporate
Increases	5% Every 5 Years
Options	Five, 5-Year Options
ROFR	Yes

Annualized Operating Data

Term	Monthly Rent	Annual Rent	Rent / SF
2010 - 2015	\$11,000.00	\$132,000	\$41.88
2015 - 2020	\$11,550.00	\$138,600	\$52.50
2020 - 2025	\$12,127.50	\$145,530	\$55.13
2025 - 2029 (Current)	\$12,733.88	\$152,807	\$57.88
Option 1	\$13,370.57	\$160,447	\$50.90
Option 2	\$14,039.10	\$168,469	\$53.45
Option 3	\$14,741.06	\$176,893	\$56.12
Option 4	\$15,478.11	\$185,737	\$58.93
Option 5	\$16,252.02	\$195,024	\$61.87

TENANT OVERVIEW

Year Founded
1951

Headquarters
Tempe, Arizona

Ownership Status
Publicly Traded

Employees
130,000+

Locations
15,000+

Credit Rating
BBB+

Annual Revenue
\$4.23 Billion



Tenant Overview

Circle K is a prominent international chain of convenience stores and gas stations, known for its substantial global footprint and strong fuel and retail offerings. Headquartered in Tempe, Arizona, Circle K was founded in 1951 and today operates under the ownership of Alimentation Couche-Tard Inc., a major publicly traded Canadian multinational. The brand commands a leading position in the convenience store industry, offering fuel, groceries, and adjunctive services such as fleet fuel cards and EV charging. It benefits from both operational scale and the backing of a highly profitable parent company with extensive resources.

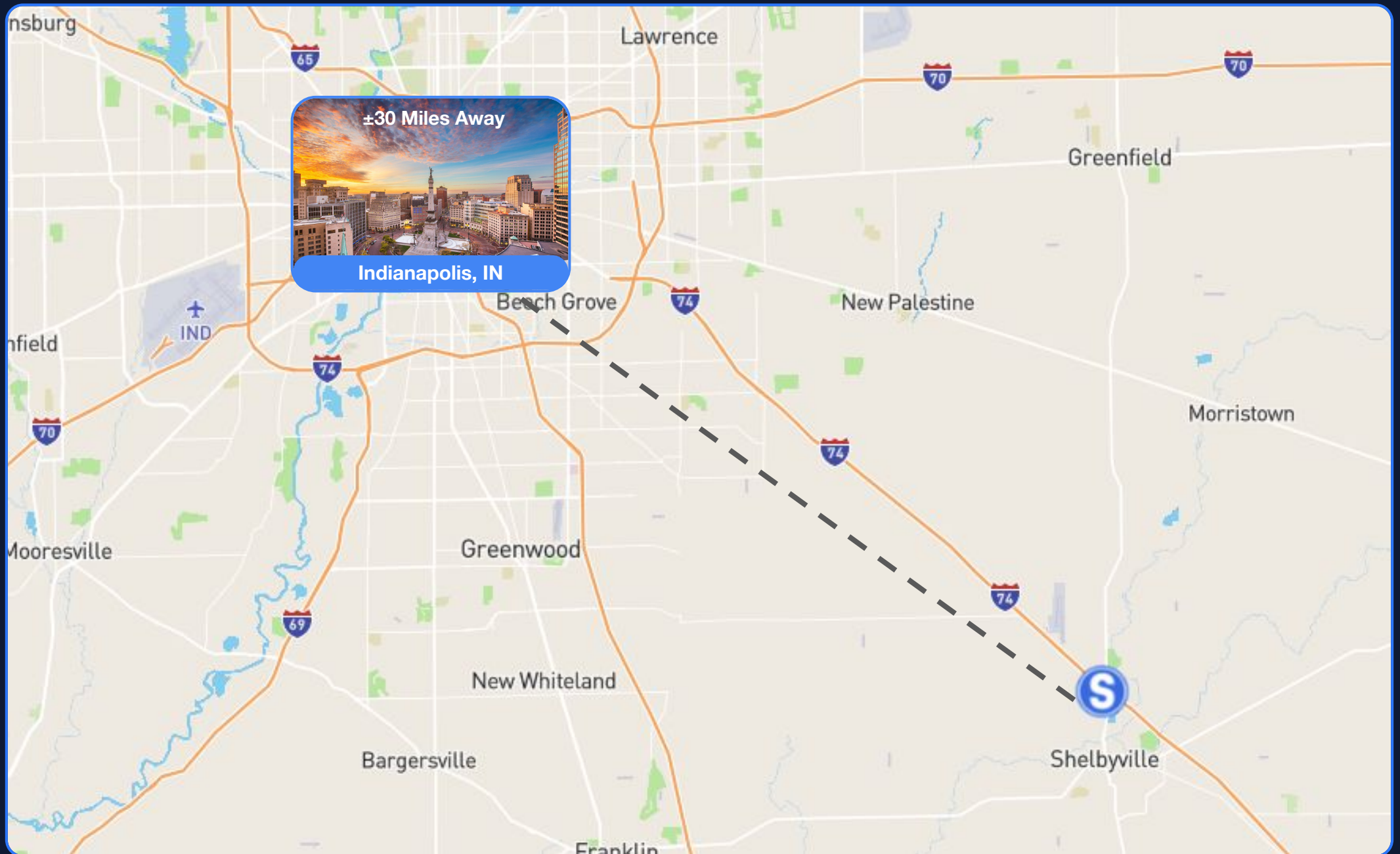
Why Invest in Circle K?

- **Strong Parent Backing & Financial Stability:** As a core banner of Alimentation Couche-Tard, Circle K benefits from the financial strength of a highly profitable, global convenience-store operator—enhancing **creditworthiness and operational resilience**.
- **Extensive Operational Scale:** With 15,000+ locations worldwide—including ±9,800 in North America—Circle K commands exceptional geographic reach and economies of scale in supply, marketing, and fuel procurement.
- **Diversified Retail & Fuel Portfolio:** Combines convenience retail with fuel offerings and ancillary services (fleet cards, EV charging), allowing multiple revenue streams and adaptability to changing consumer preferences.
- **Brand Leadership & Market Penetration:** Recognized as a leading convenience-store brand and largest operator of company-owned stores in the U.S., supporting consistent consumer traffic and brand loyalty.
- **Global Growth Potential:** The brand's international presence—spanning Europe and franchised markets—positions it for continued expansion, underpinned by standardized branding and proven operational model.

MARKET OVERVIEW

Circle K

1005 N Riley Hwy, Shelbyville, IN 46176



SHELBYVILLE, IN

Local Market Overview

Shelbyville, Indiana serves as a key commercial node within Central Indiana, offering strong logistical positioning and consistent local traffic patterns ideal for fueling and convenience retail. The city supports a balanced economy anchored by industrial employers, regional healthcare services, and retail corridors that attract both daily consumers and transient traffic. Major attractions such as Horseshoe Indianapolis, a combined casino and horse racing facility, act as high-traffic destinations that drive demand to adjacent commercial uses. The community also supports year-round activity through amenities like the Blue River Memorial Park and Shelby County Fairgrounds, contributing to a steady commercial rhythm. Located approximately ±30 miles southeast of downtown Indianapolis, Shelbyville benefits from direct access to the I-74 corridor, linking it seamlessly to Indiana’s largest economic center.

For a high-traffic retail asset like Circle K, Shelbyville presents a compelling operational environment. The city's location along major regional highways ensures visibility and accessibility for both local patrons and pass-through travelers, with established traffic routes supporting consistent demand for fuel, food, and convenience services. Its close proximity to Indianapolis positions it within a broader economic and commuter ecosystem, drawing from metro-area residents, regional workers, and logistics drivers. Shelbyville’s commercial infrastructure is designed to accommodate service-based retail, and the city’s economic development efforts continue to prioritize support for daily-use businesses, making it well-suited for fuel and convenience retail assets aiming for stable performance and long-term relevance.

Demographics			
Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	2,811	15,896	18,997
Current Year Estimate	2,788	15,852	18,914
2020 Census	2,788	15,852	18,914
Growth Current Year-Five-Year	0.83%	0.28%	0.44%
Growth 2020-Current Year	0.83%	0.28%	0.44%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	2,811	15,896	18,997
Current Year Estimate	2,788	15,852	18,914
2020 Census	2,788	15,852	18,914
Growth Current Year-Five-Year	0.83%	0.28%	0.44%
Growth 2020-Current Year	0.83%	0.28%	0.44%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$68,100	\$74,719	\$77,906



INDIANAPOLIS, IN MSA

Local Market Overview

Indianapolis serves as a major commercial hub in the Midwest, supported by a stable economy and an expanding consumer base. The city's central location within the state and its extensive transportation network make it a strategic retail distribution point for regional and national brands. Key economic sectors such as healthcare, education, logistics, and manufacturing contribute to consistent consumer traffic and support a wide range of retail formats. The downtown core remains active with mixed-use development, while suburban corridors continue to see new investment in grocery-anchored centers, lifestyle centers, and essential-service retail.

The market has avoided overbuilding, and many older retail assets are undergoing repositioning to better align with current consumer trends. Ongoing redevelopment initiatives in urban retail zones also indicate a shift toward more flexible, experience-oriented retail environments that complement surrounding residential and office uses.

Market Demographics

893,000
Total Population

\$199.2 Billion
GPD

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1005 N Riley Hwy, Shelbyville, IN, 46176** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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