

Retail Investment Opportunity

Offering Memorandum

MATTHEWS™



6120 Whitestown Pkwy

Whitestown, IN 46075

EXCLUSIVELY LISTED BY



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PROPERTY OVERVIEW



6120 Whitestown Pkwy
Whitestown, IN 46075



*Parcel Lines to be confirmed by buyer

Investment Highlights



- **Growing Affluent Indianapolis Submarket:** Whitestown, Indiana continues to experience strong growth fueled by infrastructure improvements, expanding residential development, and increasing commercial investment. With hundreds of new housing units underway and enhanced accessibility throughout the area, Whitestown is well-positioned for sustained expansion. As one of the fastest-growing submarkets in the Indianapolis MSA, Whitestown continues to drive long-term demand for retail and net lease investments.
- **Over 12+ Years of Remaining Lease | Low Rent Site:** The property features over 12 years of remaining lease term, providing investors with long-term and predictable cash flow. This extended lease term offers long-term income security backed by a nationally recognized tenant.
- **Prime Positioning & Surrounding Retail :** The subject property is strategically located along Whitestown Parkway, the area's primary retail corridor, surrounded by a dense concentration of national retailers and daily-needs drivers. The corridor is anchored by Meijer and supported by major retail destinations including The Marketplace at Anson and The Shoppes at Whitestown, featuring tenants such as Dicks Sporting Goods, T.J. Maxx, Old Navy, Ross Dress for Less, Burlington, Hobby Lobby, and Ashley Store. Other brands to note are: Chick Fil -A, Taco Bell, McDonalds, and newly developed Crew Carwash, Fifth Third Bank, and Aldi.
- **Recent Construction | New Wendy's Prototype:** The property features a recently constructed Wendy's built to the brand's latest prototype, offering modern design and operational efficiency. New construction minimizes near-term capital expenditures and enhances long-term tenant viability.
- **Strong Demographics & High Visibility:** This opportunity sits as an outparcel to the busiest retail center in the city benefitting from over 100,000 VPD off Highway 52 and an additional 23,000 VPD directly in front of the property. Within a 5-mile population there are over 44,000 residents with an average household income exceeding \$204,000.





petco planet fitness
ASHLEY ROSS DRESS FOR LESS DOLLAR TREE
PLATO'S CLOSET SUBWAY

meijer

NOBLE ROMAN'S CRAFT PIZZA & PUB
NOTHING bundt CAKES
JIMMY JOHN'S

McDonald's SMOOTHIE KING
DUNKIN'

LOWE'S

CVS pharmacy

OLD NAVY TJ-maxx
DICK'S SPORTING GOODS Burlington
five BELOW KIRKLAND'S
ULTRA HOBBY LOBBY

HUMMUS REPUBLIC

MAPCO

Culver's

ALDI

TACO BELL

BURGER KING

CHICKEN SALAD CHICK

POTBELLY SANDWICH SHOP
tropical CAFE SMOOTHIE

QDOBA MEXICAN EATS
STARBUCKS
verizon

Chick-fil-z

S Perry Worth Rd

Wendy's
Subject Property

Whitestown Pkwy E-25,600 VPD

City BARBEQUE
BANK OF AMERICA
Panera BREAD

Driving Distance From Subject Property
Indianapolis.....±18 Miles

*Parcel Lines to be confirmed by buyer



± 84,250 VPD

FritoLay
Distribution Center
±200 Employees

THE HOME DEPOT
Distribution Center
±600 Employees

Walmart
Supercenter
Distribution Center
±800 Employees

HERSHEY'S
Distribution Center
±228 Employees

amazon
Distribution Center
±800 Employees

ASPEN CREEK
GRILL

enterprise

DICK'S
SPORTING GOODS

HOBBY LOBBY

SHEIN
Distribution Center
±1,400 Employees

HARMONY
STEAK HOUSE

Burlington

City BARBEQUE
Bank of America
Panera BREAD

Perry Worth Rd

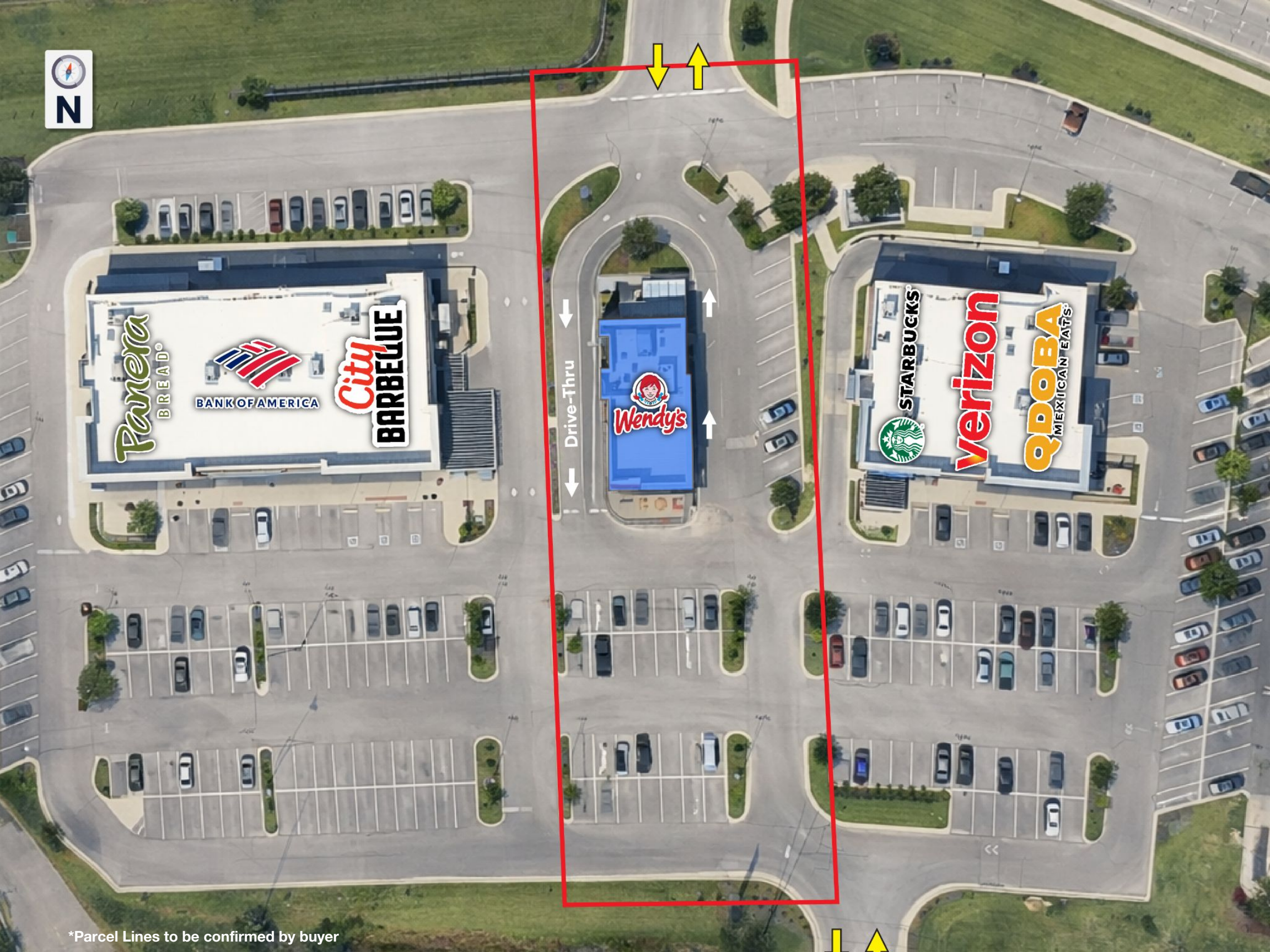
CHICKEN SALAD CHICK

Wendy's
Subject Property

QDOBA
MEXICAN EATS
STARBUCKS
verizon

Driving Distance From Subject Property
Indianapolis.....±18 Miles

*Parcel Lines to be confirmed by buyer



Drive-Thru

*Parcel Lines to be confirmed by buyer



6120 Whitestown Pkwy
Whitestown, IN 46075

±2,566 SF

GLA*

±1.02 AC

Lot Size*

±107,850 VPD

Whitestown Pkwy & I-65 | Hwy 52

2018

Year Built

*Buyer to verify Lot Size & GLA with a new survey



Property Photos



FINANCIAL OVERVIEW



6120 Whitestown Pkwy
Whitestown, IN 46075



Financial Summary

\$2,000,000

List Price

5.25%

Cap Rate

\$105,000

Annual Rent

Lease Summary

Tenant Trade Name Wendy's

Tenant Wendy's of Bloomington, LLC

Type of Ownership Ground Lease

Lease Type Absolute NNN

Roof and Structure Tenant Responsibility

Original Lease Term 20 Years

Lease Commencement Date 5/23/2018

Lease Expiration Date 5/22/2038

Term Remaining on Lease ±12.1 years

Rent Increases See AOD Chart

Options Four, 5-Year Options

Annualized Operating Data

| | Monthly Rent | Annual Rent |
|-----------------------------------|-------------------|---------------------|
| Current - 5/22/2028 | \$8,750.00 | \$105,000.00 |
| 5/23/2028 - 5/22/2033 | \$9,166.67 | \$110,000.04 |
| 5/23/2033 - 5/22/2038 | \$9,583.33 | \$114,999.96 |
| Option 1: (5/23/2038 - 5/22/2043) | \$10,000.00 | \$120,000.00 |
| Option 2: (5/23/2043 - 5/22/2048) | \$10,416.67 | \$125,000.04 |
| Option 3: (5/23/2048 - 5/22/2053) | \$11,250.00 | \$135,000.00 |
| Option 4: (5/23/2053 - 5/22/2058) | \$12,083.33 | \$144,999.96 |

Tenant Overview

Year Founded
1969

Headquarters
Dublin, Ohio

Ownership Status
Publicly traded

Employees
215,000+

Locations
7,166+

Credit Rating
B3

Annual Revenue
\$2.095 Billion



7,166+ Stores Across 48 States



Tenant Overview

The Wendy's Company (NASDAQ: WEN), headquartered in Dublin, Ohio, is one of North America's most recognizable quick-service restaurant brands—renowned for its “fresh, never-frozen” beef, square hamburgers, and distinctive menu offerings. A member of the S&P 600, Wendy's delivers consistent quality and value to a broad customer base, particularly in suburban and urban markets. Founded in 1969 by Dave Thomas, the company has fortified its brand equity through franchise-driven growth, product innovation, and a strong reputation for operational consistency.

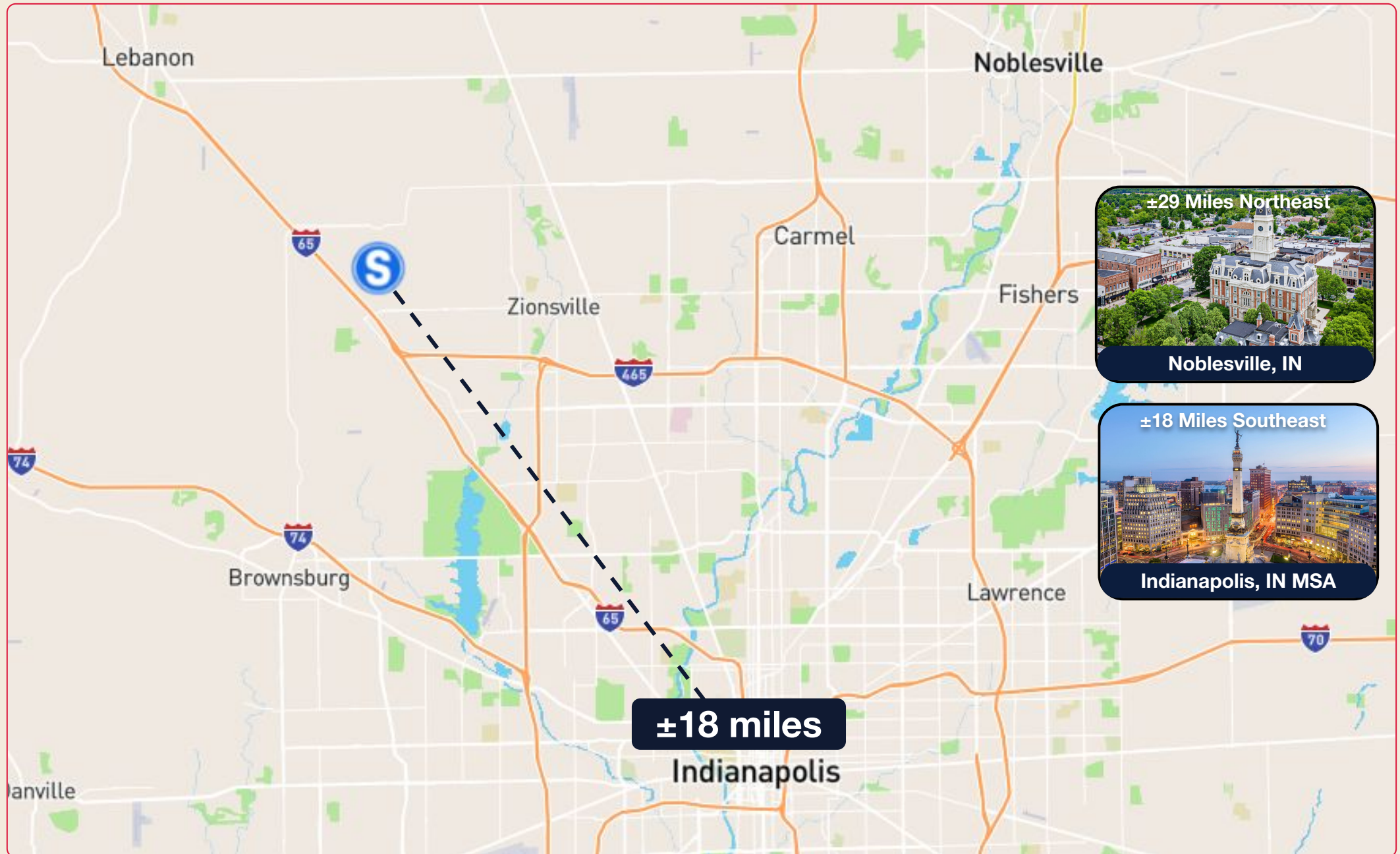
Why Invest in Wendy's?

- **Differentiated Food Quality:** Wendy's emphasizes fresh, never frozen beef and made-to-order menu items, reinforcing a premium perception within the quick-service burger segment.
- **Strong Brand Identity & Marketing:** The company maintains a highly recognizable and culturally relevant brand, driven by bold, engaging social media campaigns and a distinct voice that resonates with younger demographics.
- **Menu Innovation & Daypart Expansion:** Continued investment in product innovation—particularly the successful expansion into breakfast—has broadened revenue streams and increased customer visit frequency.
- **Digital & Convenience Focus:** Robust digital ecosystem including mobile ordering, delivery partnerships, and a growing loyalty program enhances customer convenience and supports same-store sales growth.

MARKET OVERVIEW



6120 Whitestown Pkwy
Whitestown, IN 46075



Whitestown, IN

Local Market Overview

Whitestown, Indiana has rapidly emerged as one of the most dynamic retail growth corridors in the Indianapolis metropolitan area, driven by **sustained population expansion** and significant industrial and logistics development along the I-65 corridor. Positioned within Boone County—**one of the fastest-growing counties in the state**—the area benefits from strong household formation, rising median incomes, and continued in-migration of both workforce and corporate users. Major **nearby employment hubs, including large-scale distribution centers and advanced manufacturing facilities**, have created a stable and expanding consumer base that supports daily-needs and service-oriented retail. Ongoing residential development, coupled with strategic infrastructure investments and proximity to Zionsville and northwest Indianapolis, continues to enhance the area’s long-term retail demand profile.

Retail fundamentals in Whitestown are underpinned by limited historical supply relative to accelerating demand, creating favorable conditions for new development and tenant absorption. **National and regional retailers have increasingly targeted the corridor**, capitalizing on high traffic volumes, strong visibility along key thoroughfares, and a growing concentration of rooftops. The market is particularly well-suited for grocery-anchored centers, quick-service restaurants, and experiential retail concepts that cater to a suburban, family-oriented demographic. As development momentum continues and the trade area matures, Whitestown is well-positioned to deliver **durable rent growth and long-term asset appreciation**, making it an attractive target for retail investment within the broader Indianapolis MSA.

| Population | 3-Mile | 5-Mile | 10-Mile |
|--------------------------|-----------|-----------|-----------|
| Five-Year Projection | 26,696 | 52,066 | 285,706 |
| Current Year Estimate | 22,001 | 44,557 | 271,849 |
| 2020 Census | 17,999 | 39,506 | 256,129 |
| Five-Year Projection | 21.34% | 16.85% | 5.10% |
| Growth 2020-Current Year | 22.24% | 12.79% | 6.14% |
| Households | 3-Mile | 5-Mile | 10-Mile |
| Five-Year Projection | 10,017 | 19,516 | 112,613 |
| Current Year Estimate | 8,082 | 16,361 | 106,171 |
| 2020 Census | 6,295 | 13,972 | 99,853 |
| Five-Year Projection | 23.94% | 19.28% | 6.07% |
| Growth 2020-Current Year | 28.39% | 17.10% | 6.33% |
| Income | 3-Mile | 5-Mile | 10-Mile |
| Average Household Income | \$195,861 | \$204,716 | \$150,489 |

Indianapolis, IN MSA



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.

Indianapolis Economy

Where Growth Meets Opportunity

Economic Overview

Indianapolis benefits from a diverse and stable economic foundation supported by its central U.S. location, extensive logistics infrastructure, and a broad mix of industries including healthcare, life sciences, advanced manufacturing, and distribution. The metropolitan area generates approximately \$199 billion in gross domestic product, positioning it among the larger regional economies nationwide. Strong employment levels, population stability, and consistent consumer spending contribute to reliable retail demand across the market. Additionally, Indianapolis attracts more than 29 million annual visitors, further reinforcing economic activity and supporting retail performance along major corridors and commercial nodes.

For a CVS location, the Indianapolis market provides a highly favorable environment driven by needs-based retail demand and healthcare accessibility. Key site fundamentals include visibility along primary arterials, proximity to dense residential neighborhoods, and access to medical offices, hospitals, and daily commuter traffic. The combination of a large local population, steady workforce patterns, and healthcare demand supports consistent prescription volume and front-store sales throughout the day. In a market anchored by strong economic fundamentals and an established healthcare network, a well-located CVS is positioned to generate stable, recurring revenue and long-term operational durability.

\$185B+ Regional GDP

(U.S. Bureau of Economic Analysis (BEA))

9M+ Annual Passengers

(Indianapolis Airport Authority)

Primary Industries

- Health care & life sciences
- Distribution
- Logistics & transportation
- Professional & business services
- Advanced manufacturing
- Agribusiness & biosciences

Top Employers

- Eli Lilly & Company
- Elevance Health
- Simon Property Group
- Corteva
- IU Health /
- Indiana University Health

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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 **6120 Whitestown Pkwy Whitestown, IN 46075** ("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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2. You will hold it and treat it in the strictest of confidence; and
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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A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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