

Fresh Thyme Farmers Market

Evansville, IN

Purchase Price: **\$8,414,105**

Cap Rate: **6.65%**

Stan Johnson Company is pleased to exclusively offer for sale to qualified investors, the opportunity to purchase a 100% fee simple interest in the Fresh Thyme Farmers Market ("Fresh Thyme") in Evansville, Indiana (the "Property"). With a population of 117,429 at the 2010 census, Evansville is the state's third-largest city and the largest in Southern Indiana. The Property is an exceptionally located, freestanding class-A grocery store with 28,709 rentable square feet on approximately 2.49 acres. The lease is a brand new fifteen (15) year NNN lease on a new construction building with four (4), five (5) year renewal options. The lease includes 6.67% rental increases every five (5) years during the base term and option periods.

Location Synopsis

Evansville is a city in Vanderburgh County along the Ohio River in southwest Indiana. With a population of 117,429 at the 2010 census, it is the state's third-largest city and the largest in Southern Indiana.

Evansville serves as the commercial, medical and cultural hub of both southwestern Indiana and the Illinois-Indiana-Kentucky tri-state area. The broad economic base of the region has helped to build an economy which is known for its stability, diversity and vitality, led by major industry sectors like health care, finance, education and manufacturing.

Investment Highlights

- 2018 Build-to-Suit Construction With Brand New 15-Year Lease
- Highly Passive NNN Lease Structure w/ Attractive Rental Increases
- Meijer Corporate Guaranty
- Outstanding Regional Trade Area Drawing from Substantial Distance
- Excellent Visibility and Accessibility
- Strong Management Team with Proven Start-Up Grocery Success



[Click Here for Website & Full Offering Memorandum](#)

For more information, contact:

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