

DENNY'S - INDIANAPOLIS MSA

6388 MILLS DRIVE, WHITESTOWN, IN 46075



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INVESTMENT HIGHLIGHTS



6388 MILLS DRIVE, WHITESTOWN, IN 46075

- 20-year net lease with rent bumps every 5 years and 2 renewal options of 5 years each
-
- Strong operator founded in 1993 and based in suburban Chicago with 30 locations in 3 Midwest states
-
- High profile outparcel to the dominant 285,000 square foot power center in the regional trade area
-
- The Shoppes at Whitestown is anchored by Hobby Lobby, Burlington, Ashley, Ross, TJ Maxx and more
-
- Daily traffic counts of 23,750 on Whitestown Pkwy, the market's primary commercial corridor, and 82,300 on I-65
-
- Average household income over \$134,000 in a 1-mile radius and population over 75,000 in a 7-mile radius
-
- Whitestown is the fastest growing city and Boone is the fastest growing county in the state of Indiana



INVESTMENT PROFILE



6388 MILLS DRIVE, WHITESTOWN, IN 46075

OFFERING DESCRIPTION

RealtyLink is proud to offer to the marketplace this brand new single tenant net leased Denny's restaurant in Whitestown IN. Developed in 2019 as a build-to-suit for a successful regional operator, the property is leased on a long term basis with built-in rental increases every 5 years including the renewal option periods. Strategically positioned as an outparcel to The Shoppes at Whitestown, a dominant 285,000 square foot regional power center, the property is ideally located just off I-65 approximately 18 miles northwest of downtown Indianapolis. The property also greatly benefits from a growing population base, affluent household demographics and high traffic counts.

OFFERING SUMMARY

Purchase Price:	\$2,739,150
Purchase Cap Rate:	5.75%
Annual Base Rent/NOI:	\$157,500.00 (Years 1-5)
Rental Increases:	\$2.00 PSF in Year 6 \$1.00 PSF in Year 11 \$2.00 PSF in Year 16
Lease Term:	20 Years
Lease Commencement:	10/7/2020
Lease Expiration:	12/31/2040
Renewal Options:	2 - 5 Years Each
Tenant/Guarantor:	Classic Restaurants, LLC
Land Size:	1.0 Acres
Building Size:	4,500 Square Feet
Building Age:	Fall 2020
Parking:	63 Total Spaces
Zoning:	PUD



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	7 MILES
2020 Population	5,874	17,570	38,305	75,456
2025 Population	6,331	19,052	41,856	83,218
2020 Households	1,957	6,021	13,450	26,667
2025 Households	2,111	6,535	14,705	29,427
2020 Average HH Income	\$134,009	\$131,976	\$144,603	\$140,590
2025 Average HH Income	\$152,877	\$147,835	\$159,204	\$154,776
2020 Median HH Income	\$99,698	\$99,933	\$110,074	\$107,699
2025 Median HH Income	\$110,723	\$107,825	\$118,542	\$114,769

TENANT PROFILE



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DENNY'S CORPORATION

Founded in 1953 and currently based in Spartanburg SC, Denny's Corporation (NASDAQ: DENN) is the franchisor and operator of one of America's largest franchised full-service restaurant chains, based on the number of restaurants. As of September 23, 2020, Denny's had 1,664 franchised, licensed, and company restaurants around the world including 145 restaurants in Canada, Puerto Rico, Mexico, the Philippines, New Zealand, Honduras, the United Arab Emirates, Costa Rica, Guam, Guatemala, El Salvador, Indonesia, and the United Kingdom. For more information visit www.denny's.com.

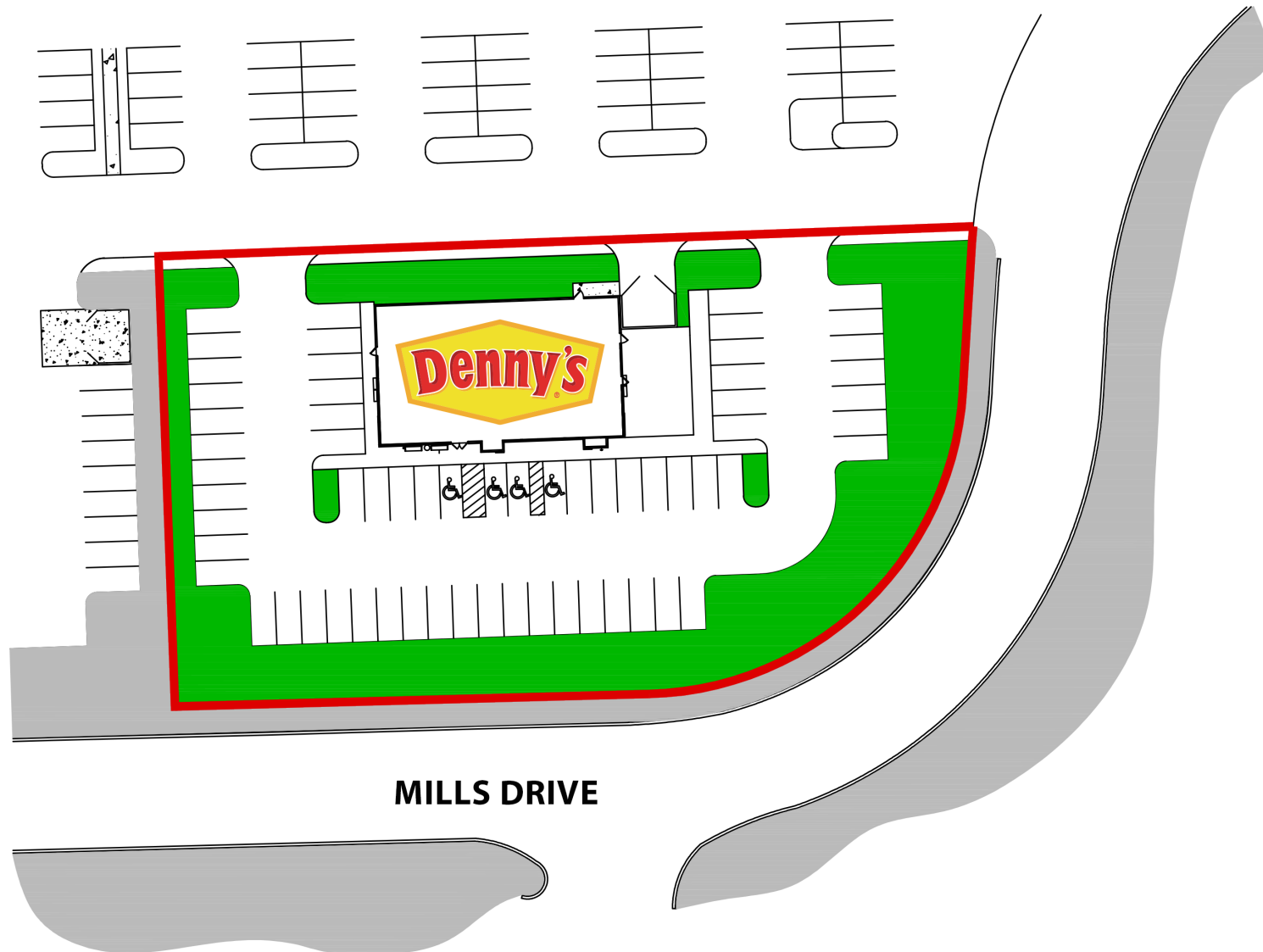


PFC CLASSIC DINING RESTAURANT GROUP

Founded in 1993 and based in Algonquin IL, PFC Classic Dining is a multi state restaurant group specializing in franchise concepts. With a focus on quality team members, product, and efficient business practices PFC strives to be one of the top restaurant groups in the Midwest. The company has twenty nine (29) Denny's locations spread across Illinois and Indiana, and one Ruby Tuesday location in Wisconsin. The company puts an emphasis on growth and company profitability with additional future restaurant locations and possible new restaurant concepts on the horizon. For more information visit www.pfcclassicdining.com.

SITE PLAN

6388 MILLS DRIVE, WHITESTOWN, IN 46075



MILLS DRIVE

RETAILER MAP

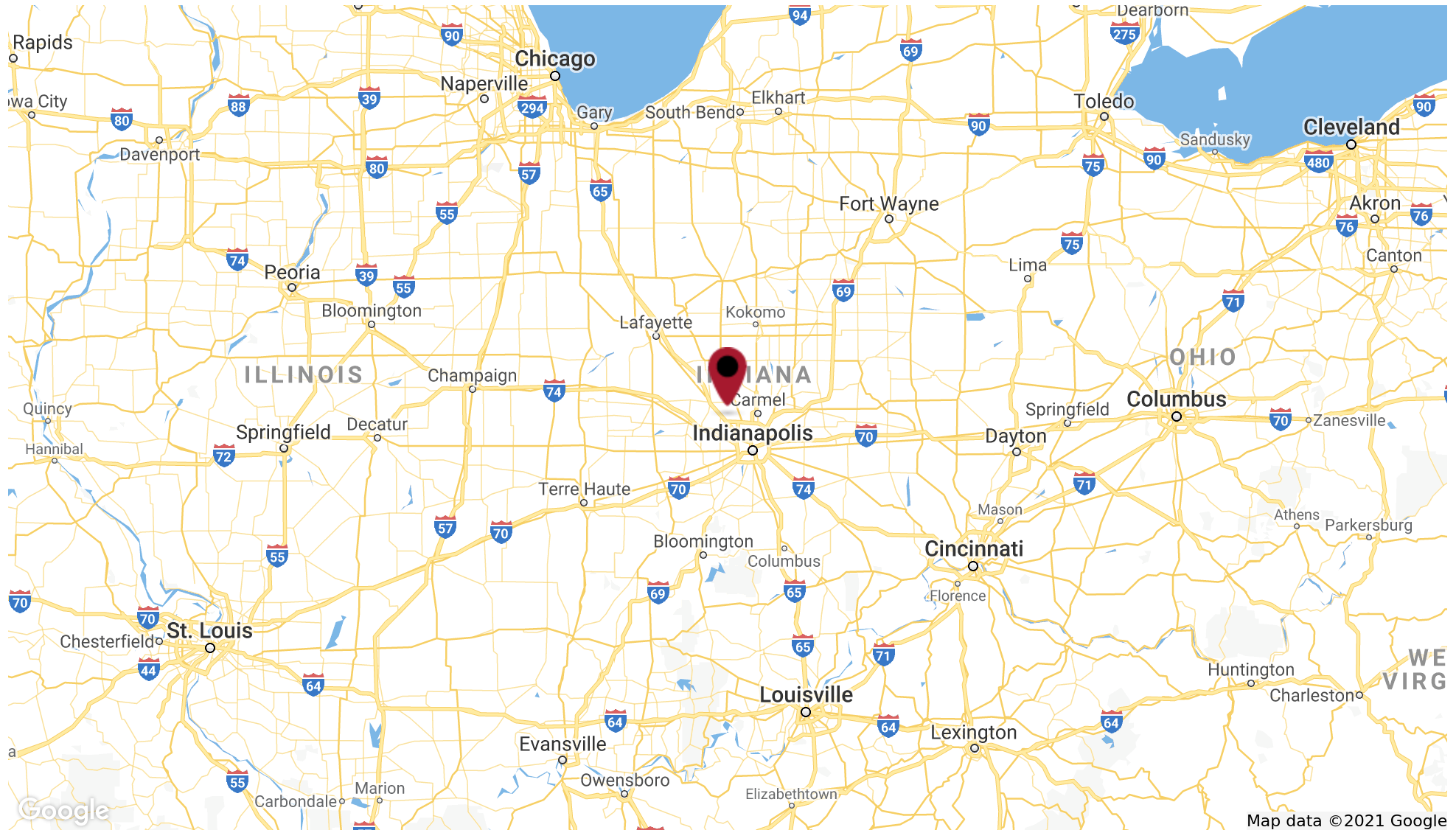
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REGIONAL LOCATION MAP



6388 MILLS DRIVE, WHITESTOWN, IN 46075



MARKET PROFILE



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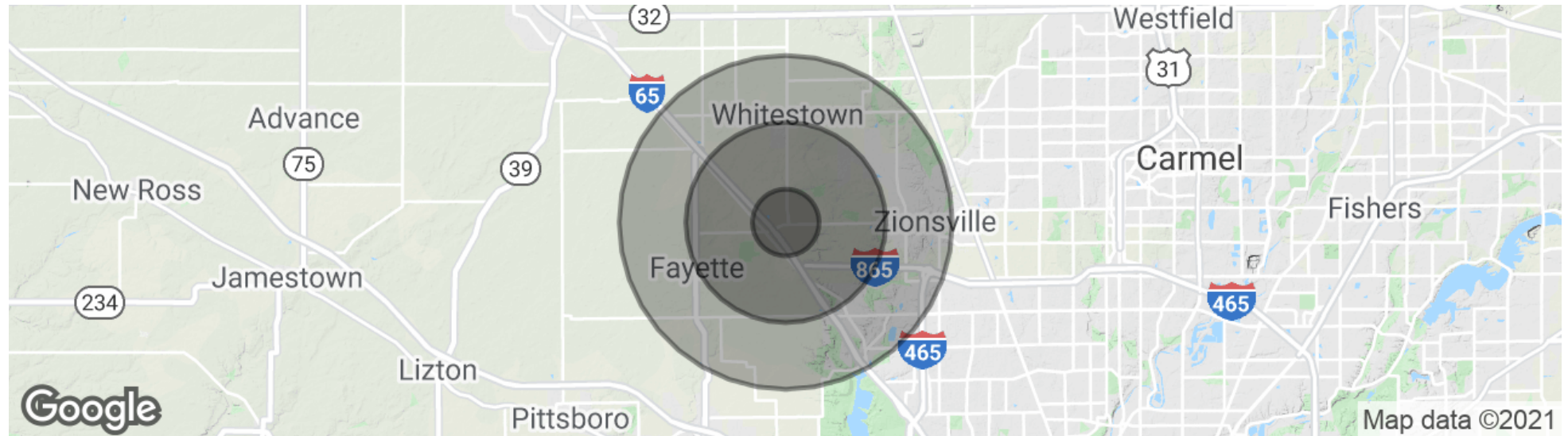
MARKET INFORMATION

- The Shoppes at Whitestown Power Center opened in 2019
- The largest shopping center to open in Indiana in 10 years
- Whitestown has been the State of Indiana's fastest-growing community for the last 8 consecutive years and has been named Top 10 of Niche Magazine's lists of 'Best Places to Buy a Home' and 'Best Places to Raise a Family' in Indiana for the last three years consecutively
- Whitestown also ranked #7 'Best Place to Buy a Home' in the U.S. by the National Association of Realtors in 2015
- Anson is 1,700 acre P.U.D. where The Shoppes at Whitestown is located will have 2,680 homes, up to 5 hotels and other businesses upon full build-out
- Trade zone extends from inside I-465 north to West Lafayette; home of Purdue University
- Zionsville, contiguous to Anson, has median household income of \$104,455
- Rapid encircling new home growth
- NEW Central Regional Little League Headquarters is under construction and projects ~40,000 family visitors to Whitestown annually from 13 Midwestern States starting in 2021

DEMOGRAPHICS MAP & REPORT



6388 MILLS DRIVE, WHITESTOWN, IN 46075



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,874	17,570	38,305
Average age	33.8	34.6	36.0
Average age (Male)	33.0	33.7	35.1
Average age (Female)	35.0	35.7	37.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,957	6,021	13,450
# of persons per HH	3.00	2.92	2.85
Average HH income	\$134,009	\$131,976	\$144,603
Average house value	\$361,653	\$338,648	\$327,547

* Demographic data derived from 2010 US Census

DISCLAIMER



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