



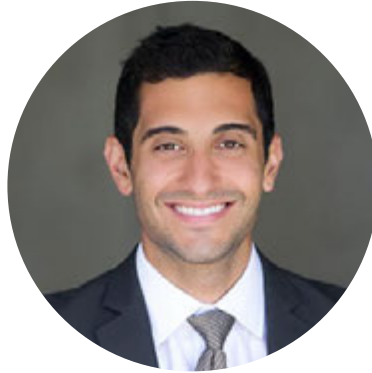
SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



## Shell Gas & Convenience

10860 Wicker Avenue  
St. John, IN 46373

# EXCLUSIVELY MARKETED BY:



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In Cooperation With Sands Investment Group  
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# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the 4,925 SF Shell Gas and Convenience Located at 10860 Wicker Avenue in St. John, IN. This Deal Includes an Absolute Triple Net (NNN) Ground Lease With Zero Landlord Responsibilities, Providing For a Unique Investment.

## OFFERING SUMMARY

PRICE	\$2,960,044
CAP	4.50%
NOI	\$133,202
PRICE PER SF	\$601.02
GUARANTOR	Personal

## PROPERTY SUMMARY

ADDRESS	10860 Wicker Avenue St. John, IN 46373
COUNTY	Lake
BUILDING AREA	4,925 SF
LAND AREA	1.40 AC
BUILT	2019



# HIGHLIGHTS

- Absolute Triple Net (NNN) Ground Lease With Zero Landlord Responsibilities
- Over 18 Years Remaining on the Lease
- Four (5) Year Option Periods and 1.25% Annual Rental Increase
- Strong Personal Guarantees
- Drive-Thru Equipped Building Located on a Signalized Intersection With Dual Access Off Wicker Blvd and W 109th Avenue With Combined Traffic Counts Exceeding 46,006 VPD
- Affluent Neighborhood With a Population of 70,117 People Making an Average Household Income of Over \$106,688 Within 5-Mile Radius
- St. John's Newest Shopping Center, Shops 96, Occupies Over 21 Acres Throughout U.S. 41 and 9th Place
- Shops 96 is Home to St. John Malt Brothers Brewing and Other Commercial Retail Tenants
- 2019 Safewise Ranked the Town of St. John as the No. 1 Safest Place in Indiana and No. 19 Safest Place in the Nation
- St. John is Home to Many of Indiana's Top-Rated Schools Public and Private Schools Including: Lake Central, Kolling and St. John University
- Neighboring Tenants Include: Coyne Veterinary Center, First Merchants Bank, Chop House on Wicker, Cousins Subs, Kubiak's Service & Towing, Family Express, Gerber Collision & Glass, Forever Green Landscape Center, Subway, Anytime Fitness, First Savings Bank, Park Place of St. John and Many More



# LEASE SUMMARY

TENANT	Shell
PREMISES	A Building of Approximately 4,925 SF
LEASE COMMENCEMENT	April 15, 2020
LEASE EXPIRATION	April 30, 2040
LEASE TERM	18+ Years Remaining
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	1.25% Annually
LEASE TYPE	Absolute NNN Ground
PERMITTED USE	Gas Station & Convenience Store
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	Yes

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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4,925 SF	\$133,202	\$27.05
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CHICAGO

SOUTH BEND





Lake Central High School



Decor Tile, Inc.

The Shrine of Christ's Passion



Cotton & Coils - Vape, CBD, & Glass

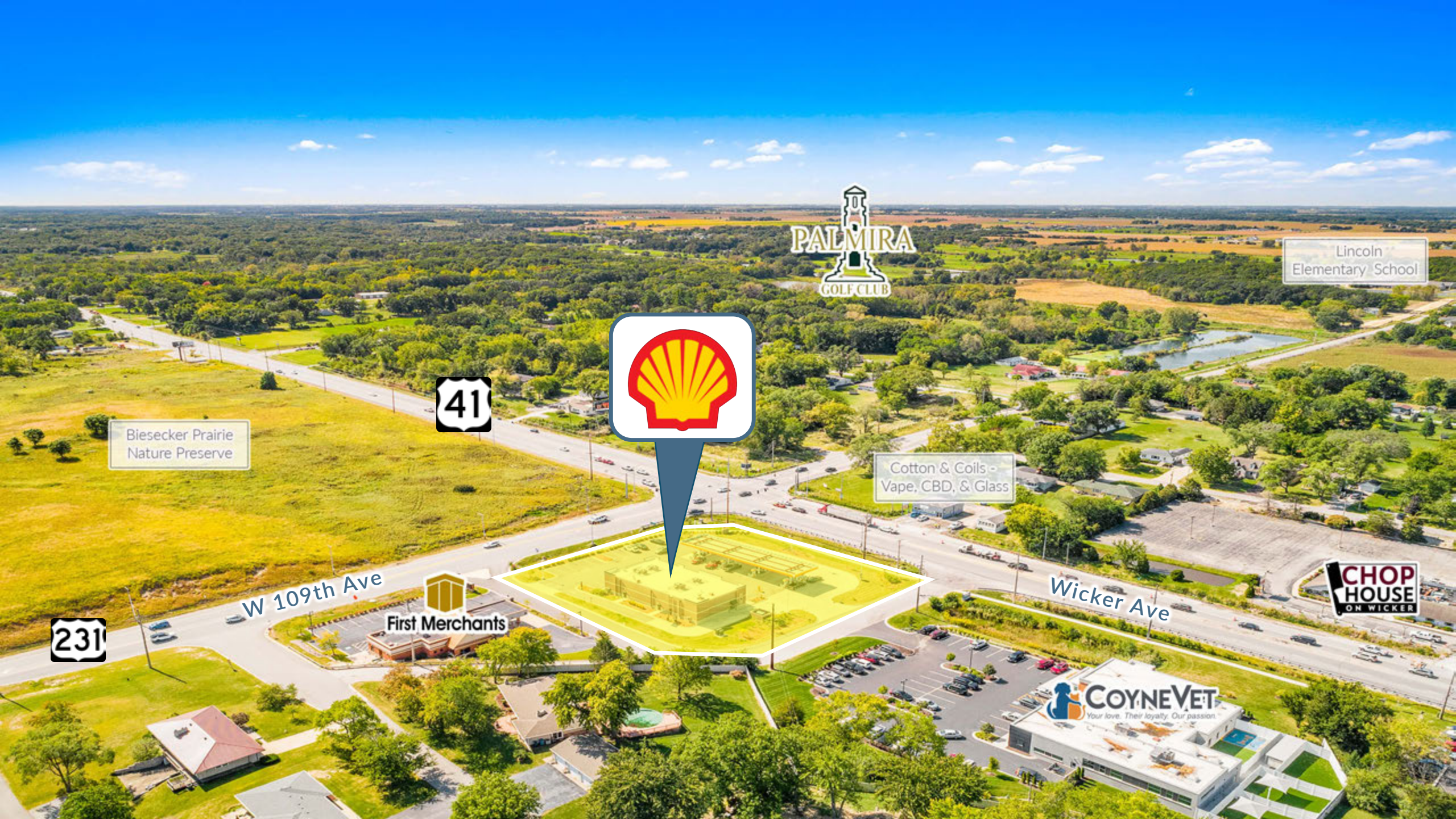
Wicker Ave



First Merchants

W 109th Ave





Lincoln  
Elementary School



Biesecker Prairie  
Nature Preserve

Cotton & Coils -  
Vape, CBD, & Glass



W 109th Ave



Wicker Ave



THE HOME DEPOT  
golden corral  
Buffet & Grill

planet fitness  
O'Reilly  
AUTO PARTS  
AT&T

Walmart  
bakers square  
Hooters  
Arby's  
verizon  
DUNKIN'  
POPEYES  
PAPA JOHN'S  
FIVE GUYS  
sweetFrog  
cricket  
FIFTH THIRD BANK  
maurices  
bp  
BR  
SALLY BEAUTY  
SportClips

FAMILY DOLLAR  
ROSATI'S  
SUBWAY  
U-HAUL  
bp

Pizza Hut  
Kentucky Fried Chicken  
IHOP

DOLLAR GENERAL  
CVS pharmacy  
goodwill

CVS pharmacy  
Starbucks  
target  
FIFTH THIRD BANK  
McDonald's  
Culver's

TRACTOR SUPPLY CO  
ROSATI'S  
DOLLAR TREE  
Great Clips  
T  
Starbucks

First Merchants

MENARDS  
ALDI  
TIRE BARN  
AMC  
BUFFALO WILD WINGS

Walgreens  
SUBWAY  
CITGO

Walgreens  
Jewel-Osco  
COLD STONE  
Orangetheory  
goodwill  
CHASE  
PET SUPPLIES PLUS  
SUBWAY  
McDonald's  
BURGER KING  
DQ  
First Midwest Bank  
WINTRUST  
BR  
Exxon  
Great Clips  
BMO  
Harris Bank  
First Merchants  
SHERWIN-WILLIAMS  
hair cutters  
ROSATI'S  
T  
TACO BELL  
CIRCLE K  
Speedway



Wicker Ave



St. John, Indiana is a town located in the west-central portion of Lake County, Indiana. St. John is one of the fastest-growing communities in Indiana. St. John is located just 30 miles from downtown Chicago. Located just outside Chicago, it's become an oasis for urban professionals and their families desiring a small town environment with all the conveniences of a major urban center. St. John's ever-increasing population has brought major investments into infrastructure and expanding sustainable development within the town. All of this growth and investment make St. John an ideal location for expanding commercial and retail operations. The Town of Saint John had a population of 19,815 as of July 1, 2021. People move to St. John to have the best of both worlds. With easy access to major expressways (I-80, I-90, I-94 & I-65), St. John is in the path of regional travel.

The town is home to a growing number of local businesses and commercial chains in its US 41 Commercial Corridor and Frontage Road Retail Area. Most recently, several major retail chains have purchased land to take advantage of St. John's growth and growth-friendly policies. The St. John business community is alive with activity. Boasting 14 financial institutions, St. John proves that growth and prosperity are here to stay. Other large, successful businesses in St. John include Strack & Van Til, Target, Schilling Home Center, Community Hospital Outpatient Centre, Alsip Home & Nursery, Walgreen's & Fire Service, Inc. St. John is also just a short drive from major international airports as well as several smaller, regional airfields. St. John is within commuting distance of the major manufacturing and steel production which occurs along Indiana's lakeshore. St. John has a large daytime population — including 10,057 students, teachers and staff in the Lake Central School Corporation. Lake Central is one of the town's larger employer.

St. John, Indiana has a wide variety of attractions to visit for people of all age groups. The city is home to a number of parks such as the Lemon Lake County Park, Deep River County Park, and Buckley Homestead County Park. Nearby is the Hoosier Prairie State Nature Preserve. Both Sauzer's Kiddieland and the Palmira Golf & Country Club are in the area. Smuggler's Cove is recommended, there's also Family Mini Golf or Balmoral Park Harness Racing while in town. Spend some time relaxing at Munster Branch Lake County Public Library. Jasper Co Fairgrounds is easily within reach and always has been consistently enjoyed by the locals. One should also visit the Chicago Zoological Society – Brookfield Zoo or try Iroquois County State Conservation Area.

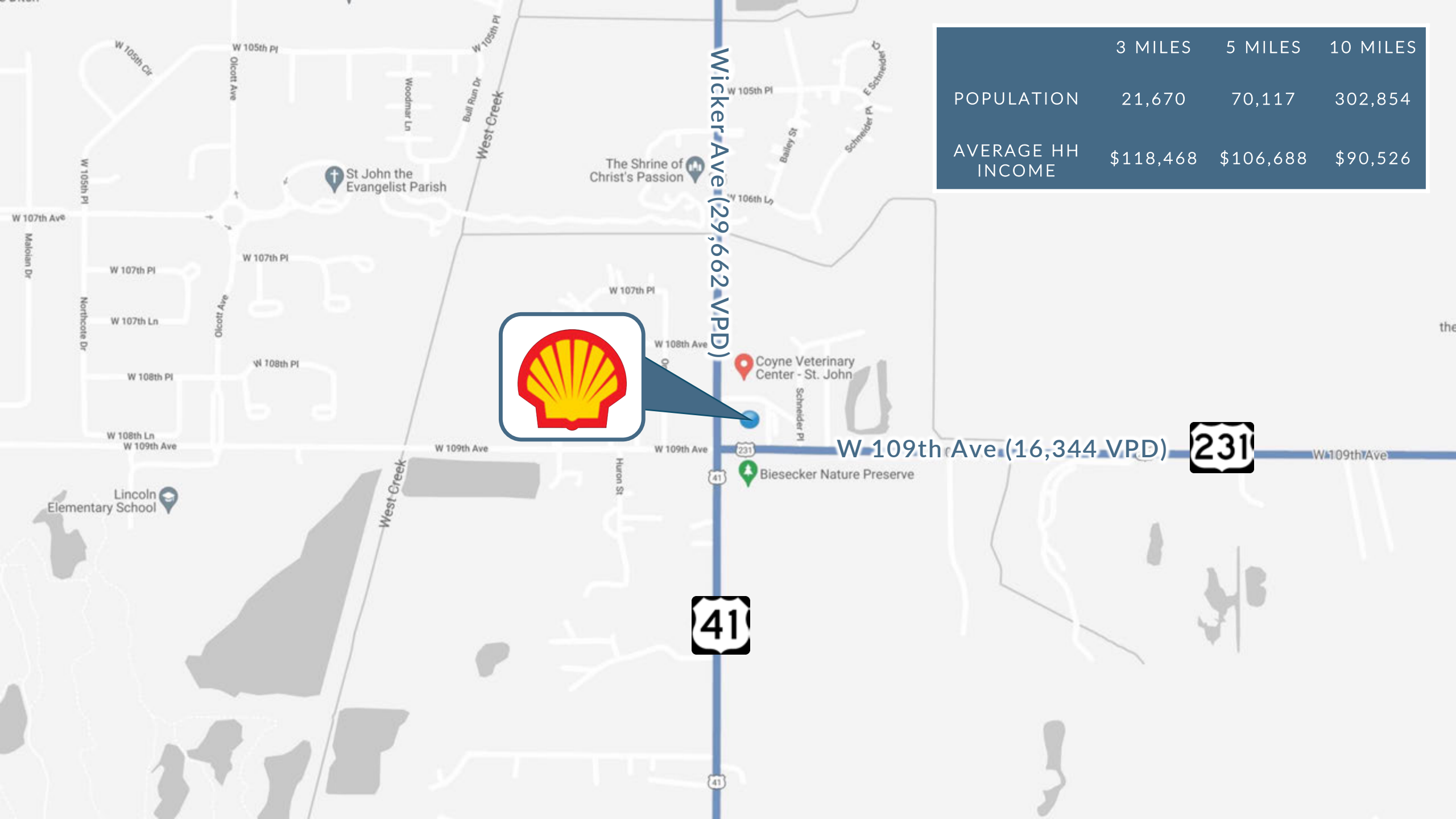


SCHILLING HOME CENTER



BROOKFIELD ZOO





	3 MILES	5 MILES	10 MILES
POPULATION	21,670	70,117	302,854
AVERAGE HH INCOME	\$118,468	\$106,688	\$90,526

# TENANT PROFILE

Shell is an international energy company with expertise in the exploration, production, refining and marketing of oil and natural gas, and the manufacturing and marketing of chemicals. They are a global group of energy and petrochemical companies with more than 80,000 employees in more than 70 countries. They use advanced technologies and take an innovative approach to help build a sustainable energy future. Shell is a global group of energy and petrochemical companies that aims to meet the world's growing need for more and cleaner energy solutions in ways that are economically, environmentally and socially responsible. The parent company of the Shell group is Royal Dutch Shell plc. There are 12,925 Shell locations in the United States as of September 28, 2021.

Royal Dutch Shell plc is incorporated in England and Wales, has its headquarters in The Hague and is listed on the London, Amsterdam, and New York stock exchanges. Royal Dutch Shell was formed in 1907. Shell companies have operations in more than 70 countries and territories with businesses including oil and gas exploration and production; production and marketing of liquefied natural gas and gas to liquids; manufacturing, marketing and shipping of oil products and chemicals and renewable energy projects.



COMPANY TYPE  
Subsidiary



FOUNDED  
1912



# OF LOCATIONS  
12,925+



HEADQUARTERS  
Houston, TX



WEBSITE  
[shell.us](https://shell.us)

# CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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