



Offering Memorandum

DAIRY QUEEN

954 Indianapolis Blvd.
Hammond, IN 46320



A B S O L U T E N N N

For More Information:

CONTACT:

Advent Real Estate Advisors
Ross Brown
Principal & Managing Broker
219.669.6090
rbrown@adventrea.com
www.adventrea.com



OFFERING MEMORANDUM

Dairy Queen

954 Indianapolis Blvd.

Hammond, IN 46320



PRESENTED BY:

Advent Real Estate Advisors

Ross Brown

Principal & Managing Broker

219.669.6090

rbrown@adventrea.com

www.adventrea.com

Table of Contents

- 1. Executive Summary
- 2. Area Overview
- 3. - 4. Investment Overview
- 5. Drivetime Map
- 6. Demographics
- 7. Survey
- 8. Floor Plan
- 9. - 10. About



EXECUTIVE SUMMARY

DAIRY QUEEN

954 Indianapolis Blvd.
Hammond, IN 46320

Advent Real Estate Advisors is pleased to present this for sale offering of an absolute NNN lease Dairy Queen with over 20 years of term remaining. Located at a signalized hard corner this Dairy Queen Grill and Chill was constructed in 2020 and is positioned on a 0.97 acre parcel. The experienced franchisee occupied in January 2021.

Offering Highlights:

- Absolute NNN Lease
- Personal Guarantee's from three principals
- Over 20 years of term remaining
- 5% rent increases every 4th year
- Signalized hard corner
- Experienced Operator
- Proximal to I-90
- Constructed in 2020
- Surrounded by many national retailers
- Over 22,000 VPD

NOI \$ 185,185

Asking Price: \$ 3,818,247

Cap Rate: 4.85%

The area has major linkages to neighboring communities via I-90, Route 20 and Indianapolis Boulevard. Major area employers are: Horseshoe Casino, BP, US Steel and Cleveland Cliffs. Area attractions / amenities include Wolf Lake Memorial Park which hosts many events and concerts; the Hammond Yacht Club, the Mascot Hall of Fame, Horseshoe Casino and Whihala Beach.



INVESTMENT OVERVIEW

International Dairy Queen Inc., (IDQ), based in Minneapolis, Minnesota, is the parent company of American Dairy Queen Corporation and Dairy Queen Canada, Inc. Through its subsidiaries, IDQ develops, licenses and services a system of more than 7,000 locations in the United States, Canada and more than 20 other countries. IDQ is a subsidiary of Berkshire Hathaway Inc., which is led by Warren Buffett, the legendary investor and CEO of Berkshire.*

OFFERING SUMMARY

Property Address	954 Indianapolis Boulevard Hammond, IN 46320
Price	\$ 3,818,247
Cap Rate	4.85%
Net Operating Income	\$ 185,185
Price Per Square Foot	\$ 1,134.02
Rent Per Square Foot	\$ 55.00

LEASE SUMMARY

Asset Class	Single Tenant Quick Service Restaurant
Lease Type	Absolute NNN
Guarantor	Multiple Personal Guarantor
Lease Expiration	31-Dec-43
Rent Increases	5% every 4th year
Tenant Options	(2) Five Year Options
Landlord Responsibilities	NONE

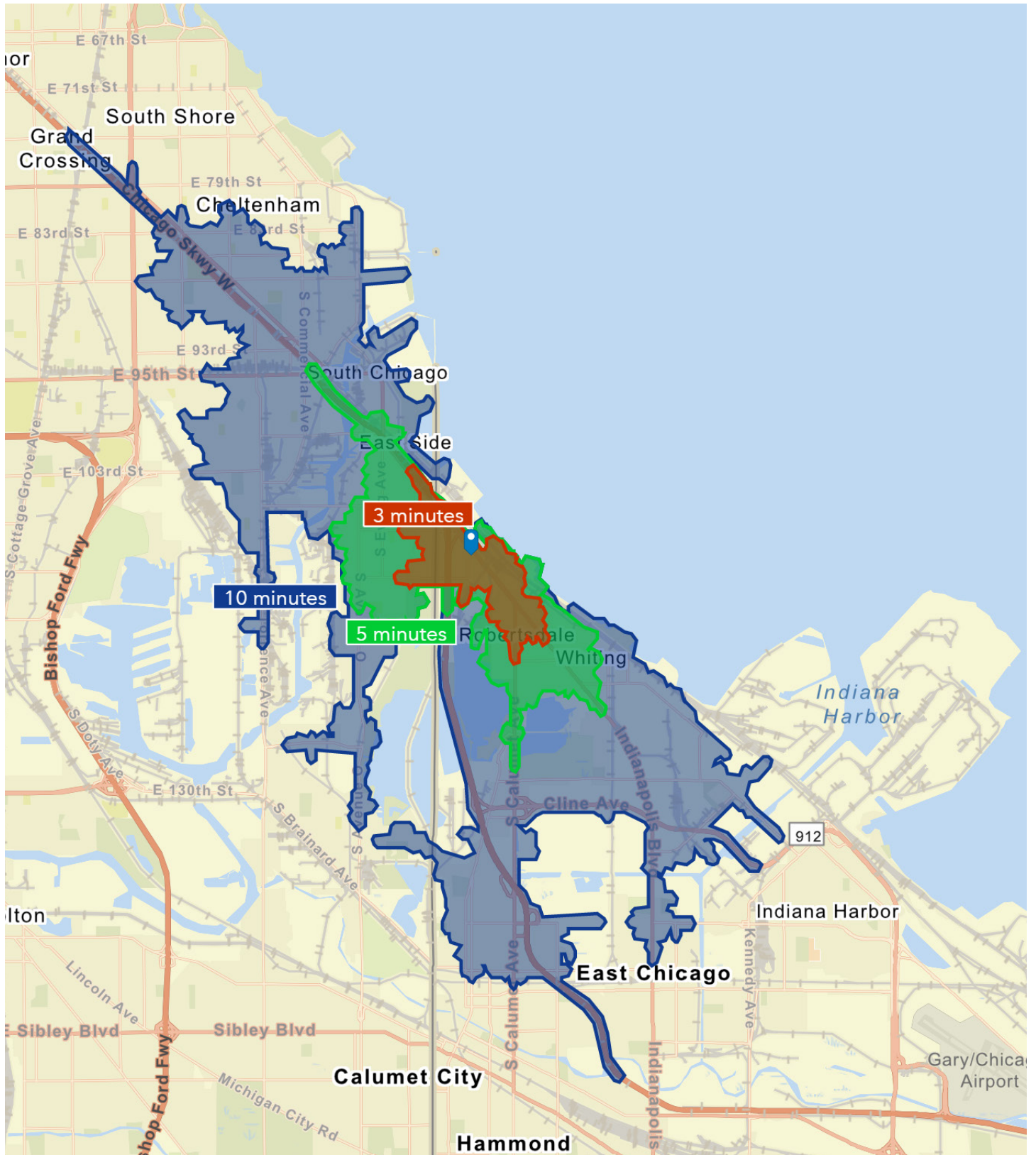
PROPERTY OVERVIEW

Year Constructed	2020
GLA	3,367 SF
Parcel Size	0.97 Acres

Constructed in 2020

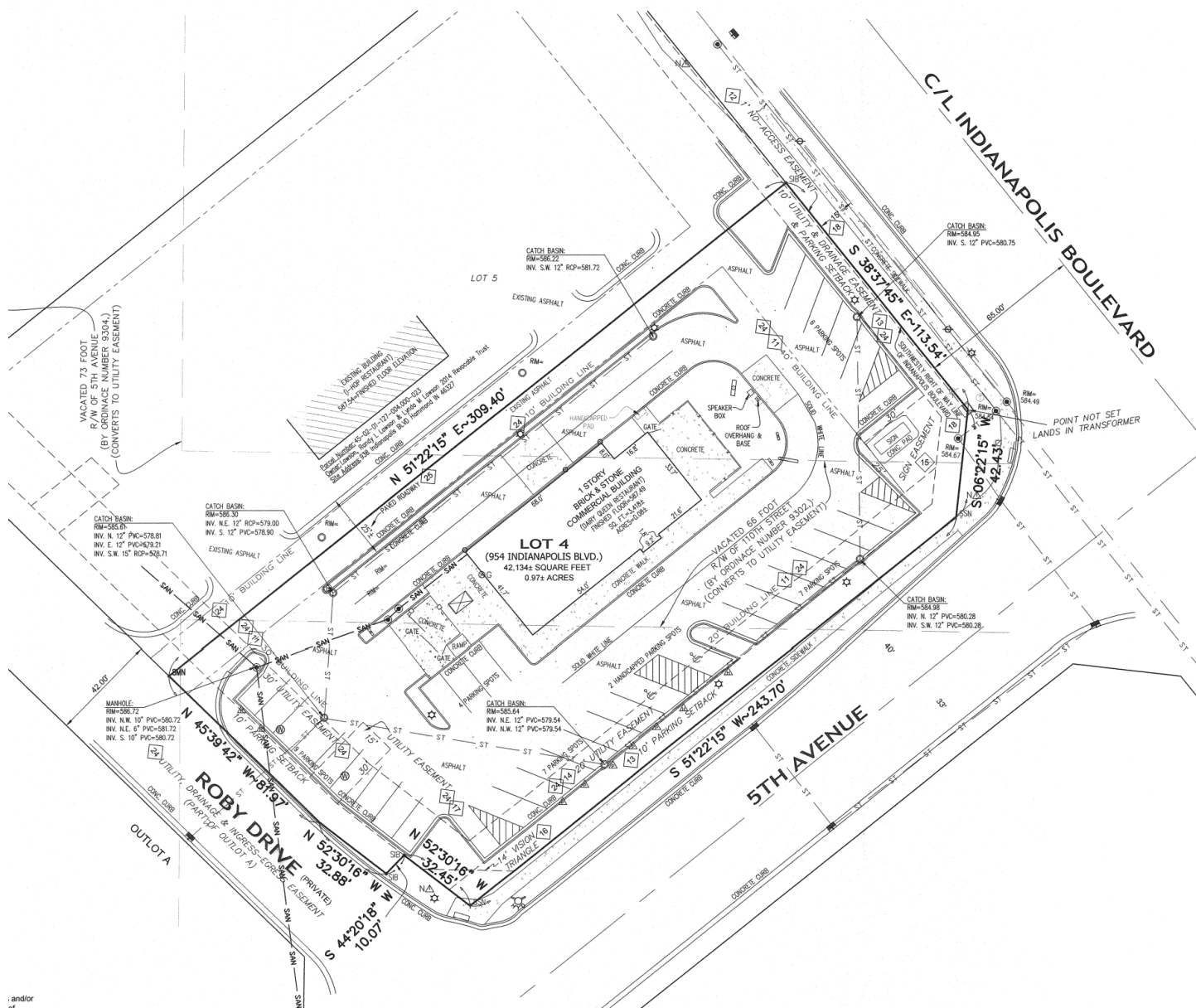


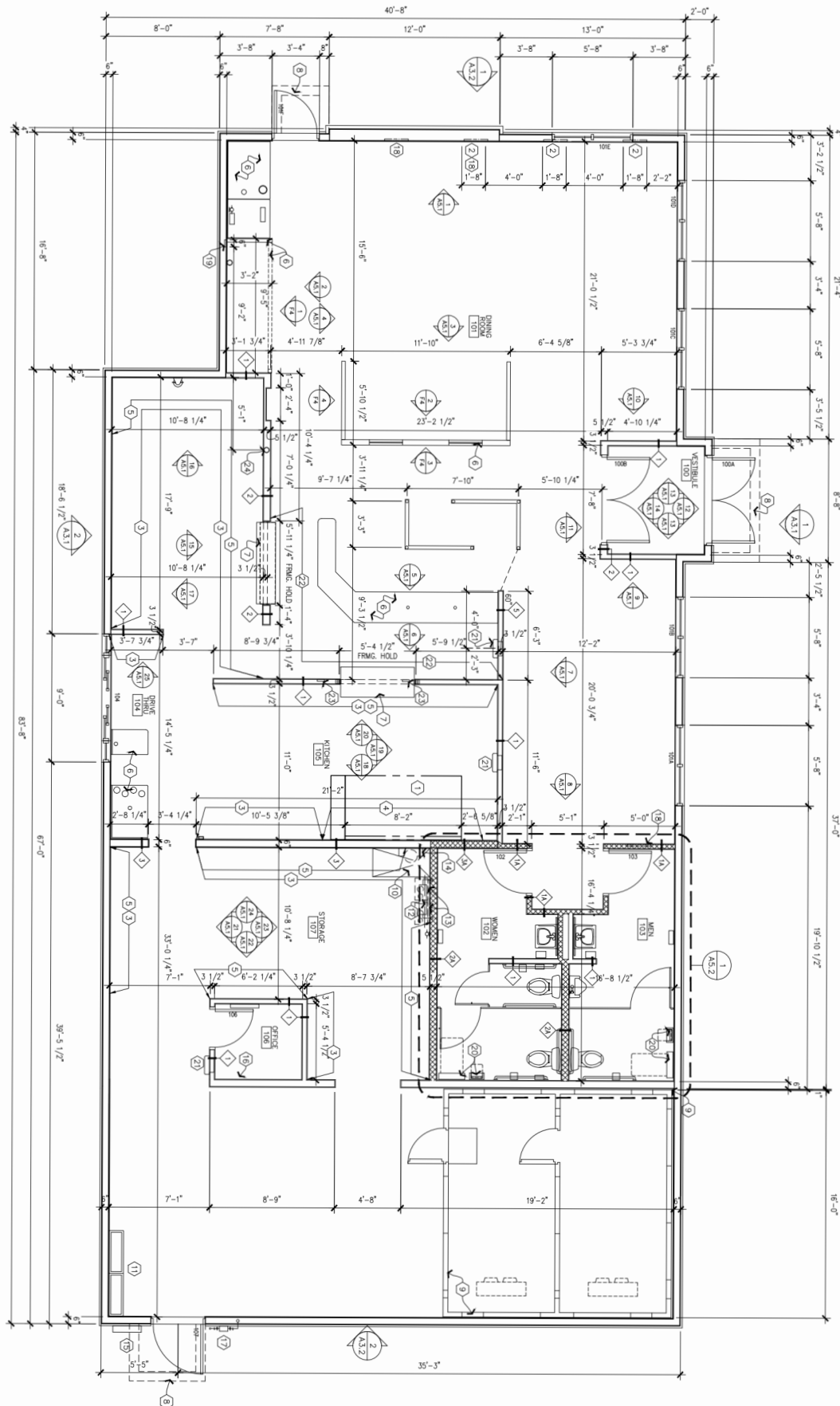
DRIVETIME MAP



	3 minutes	5 minutes	10 minutes
Census 2010 Summary			
Population	4,474	28,229	82,516
Households	1,727	9,641	28,488
Families	1,116	6,764	19,843
Average Household Size	2.56	2.92	2.88
Owner Occupied Housing Units	1,296	6,613	17,428
Renter Occupied Housing Units	431	3,028	11,060
Median Age	39.9	34.4	34.5
2021 Summary			
Population	4,263	27,589	79,576
Households	1,650	9,354	27,650
Families	1,038	6,451	18,925
Average Household Size	2.55	2.94	2.87
Owner Occupied Housing Units	1,237	6,392	16,889
Renter Occupied Housing Units	413	2,962	10,760
Median Age	41.2	35.5	36.0
Median Household Income	\$57,838	\$53,179	\$46,217
Average Household Income	\$77,486	\$69,715	\$60,722
2026 Summary			
Population	4,156	27,096	78,015
Households	1,611	9,175	27,133
Families	1,008	6,308	18,519
Average Household Size	2.54	2.94	2.86
Owner Occupied Housing Units	1,222	6,399	16,958
Renter Occupied Housing Units	389	2,777	10,176
Median Age	42.7	36.6	37.0
Median Household Income	\$65,059	\$58,737	\$51,290
Average Household Income	\$89,392	\$78,857	\$68,390







ABOUT

The franchisee is a group of experienced operators in the Quick Service Restaurant and convenience store space operating 55 branded convenience stores and many QSR sites in several states. Branded convenience stores consist of: BP, Shell and Citgo. QSR's include: Cousins Subs, Dunkin Donuts, Dairy Queen and Wingstop.



ABOUT



Advent Real Estate Advisors specializes in investment sales, single tenant net lease investments, sale-leasebacks, tenant representation, site selection and development advisory services. Through our relationships with economic development professionals, construction managers, general contractors and property managers we can deliver a full spectrum of real estate services.

Ross Brown
Principal & Managing Broker
Advent Real Estate Advisors
rbrown@adventrea.com
219.669.6090

©2021 Advent Real Estate LLC d/b/a Advent Real Estate Advisors. Use of any third party name or mark is for informational purposes only and does not indicate sponsorship or endorsement by such party. Any property information presented herein has been obtained from sources believed reliable. Not all information has been independently verified, and Advent Real Estate, LLC d/b/a Advent Real Estate Advisors makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, or estimates are for example only and do not necessarily represent the future performance of a property. Before completing a real estate transaction, you and your advisors should conduct an independent investigation of the property to determine its suitability for your needs.

W W W . A D V E N T R E A . C O M





Offering Memorandum

DAIRY QUEEN

954 Indianapolis Blvd.

Hammond, IN 46320



A B S O L U T E N N N



For More Information:

CONTACT:

Advent Real Estate Advisors

Ross Brown

Principal & Managing Broker

219.669.6090

rbrown@adventrea.com

www.adventrea.com