



OFFERING MEMORANDUM



ACTUAL STORE PICTURE

3700 W. 3RD ST BLOOMINGTON, IN 47404

VERITAS
REALTY



BLOOMINGTON, IN

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VERITAS
REALTY

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ASKING PRICE

CAP RATE

NET INCOME

\$ 2,632,609**5.75%****\$ 151,375**

PROPERTY INFORMATION

ADDRESS	3700 W. 3rd Street
CITY, STATE	Bloomington, IN 47404
COUNTY	Monroe (County Seat)
ACREAGE	0.94 Acres
BUILDING SIZE	3,186 SF
BUILT	2012
LL RESPONSIBILITIES	None
Deal Structure	Absolute NNN

HIGHLIGHTS

No Landlord Responsibilities: Absolute NNN lease structure

Rental Increases: 1.50% annual increase

Great Location: Access of W 3rd St (ADT: 21,914) and just off I-69

Retail Corridor: Kroger, Fresh Thyme, Lowe's, TJ Maxx, Home Goods, Kohl's, Chipotle, Olive Garden, Outback Steakhouse, Freddy's, Wendy's, KFC, Verizon, Tire Barn, Crew Carwash, & many more

Operating History: 14+ years of success at this location

Market Strength: Home of Indiana University (51,000 students)

MCKENZIE FOODS

OWNERSHIP	PRIVATE
LOCATIONS	21 STORES ACROSS INDIANA
ESTABLISHED	1965
HEADQUARTERS	CARMEL, IN
# OF EMPLOYEES	~700
ESTIMATED REVENUE	~\$30M ANNUAL SALES
WEBSITE	WWW.MCKENZIEFOODS.COM



By Darcy Chang/Journal and Courier
Owners keep restaurant's expansion plans in family



ABOUT THE COMPANY

McKenzie Foods is a long-standing, family-owned KFC franchisee with roots dating back to 1965. The company has operated continuously for nearly 60 years, demonstrating long-term stability and deep brand experience within the KFC system.

McKenzie Foods began with multiple locations in the Lafayette, IN market and has successfully expanded over time through both new development and acquisitions. Today, the portfolio includes multiple KFC locations across Indiana, with meaningful scale and geographic diversification. Several restaurants have been operated for decades, supported by tenured management teams, including store-level leadership with 30+ years of experience.

The franchisee has a proven track record of unit growth, remodels, and operational investment, including relocation and redevelopment of high-performing sites. Notably, the SR 26 location remains the highest-volume store, generating approximately \$1.8 million in annual sales.

Since 2011, McKenzie Foods has completed 10+ acquisitions, expanding into markets such as Plainfield, Carmel, Fort Wayne, Shelbyville, and others. This growth has been executed with a focus on retaining experienced staff and maintaining operational consistency across the portfolio.

STORE METRICS (Placer.ai)

2025 VISITS	181.3K
AVG. DWELL TIME	12 Minutes
NATIONWIDE RANKING	141 / 2,905
INDIANA RANKING	1 / 80
15 MILE RANKING	1 / 1

LEASE ABSTRACT

TENANT ENTITY	McKenzie Foods LLC
GUARANTOR	N/A
LEASE STRUCTURE	Absolute NNN
EFFECTIVE DATE	12/19/2012
RENT COMM. DATE	12/19/2012
EXPIRATION DATE	12/18/2032
INITIAL LEASE TERM	20 Years
TERM REMAINING	6.96 Years
RENEWAL OPTIONS	Four Options of 5-Years
RENTAL INCREASES	1.50% Annually
CAM EXPENSES	Tenant Responsibility
REAL ESTATE TAX	Tenant Responsibility
INSURANCE	Tenant Responsibility
ADMIN FEE	N/A
ROOF & STRUCTURE	Tenant Responsibility
HVAC	Tenant Responsibility
PARKING LOT	Tenant Responsibility
EXCLUSIVE USE	N/A

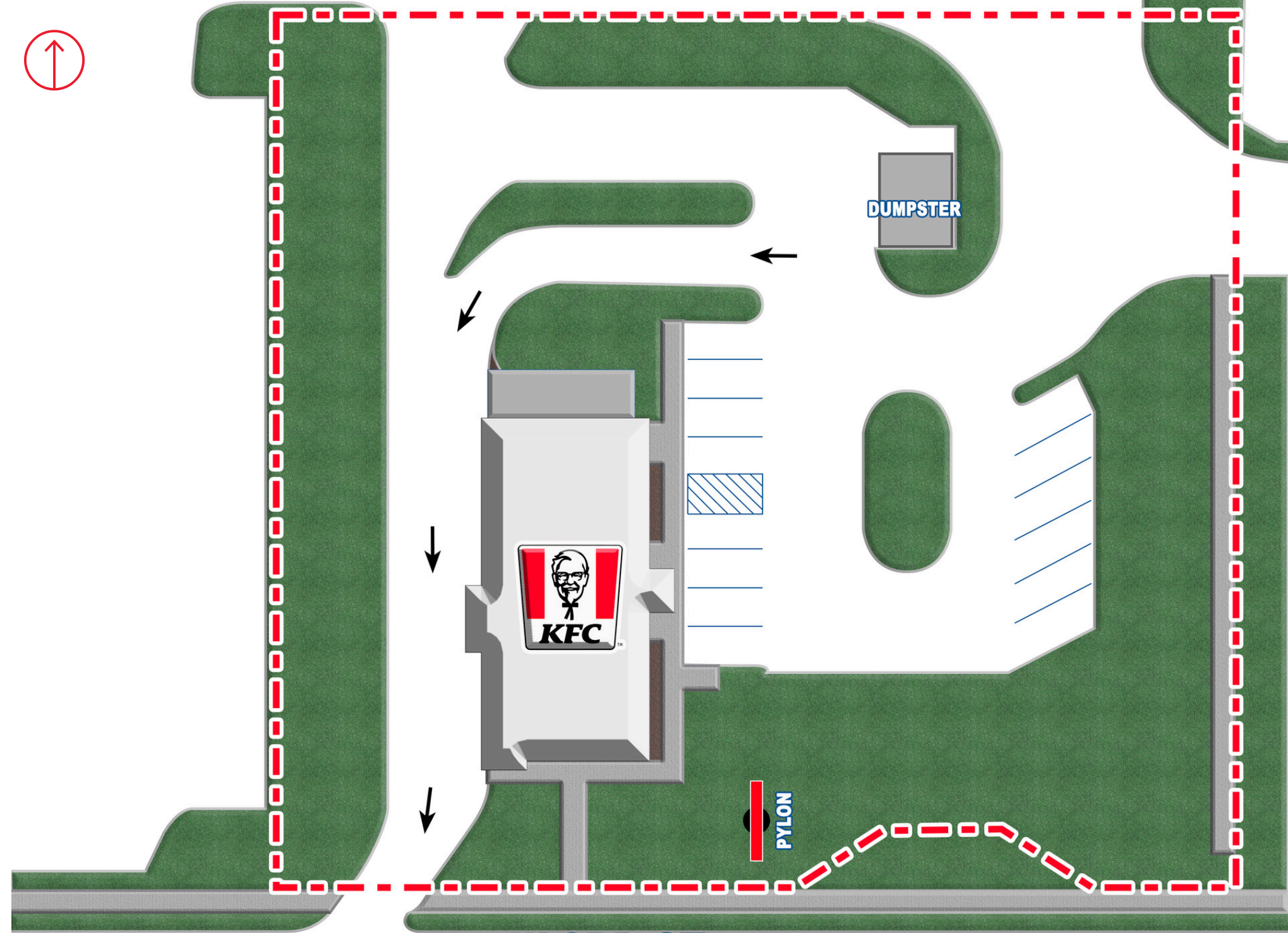
RENT ROLL

		BASE		
	SF	YEAR	MONTHLY	ANNUAL
KFC	3,186	1.1.2026	\$12,615	\$151,375
		1.1.2027	\$12,804	\$153,645
		1.1.2028	\$12,996	\$155,950
		1.1.2029	\$13,191	\$158,289
		1.1.2030	\$13,389	\$160,664
		1.1.2031	\$13,590	\$163,074
		1.1.2032	\$13,793	\$165,520
	Option 1	1.1.2033	\$14,000	\$168,003
	Option 2	1.1.2038	\$15,082	\$180,987
	Option 3	1.1.2043	\$16,248	\$194,974
	Option 4	1.1.2048	\$17,504	\$210,042

INCOME STATEMENT

	ANNUAL
BASE RENT	\$ 151,375
CAM REIMBURSEMENT	-
RE TAXES REIMBURSEMENT	-
INSURANCE REIMBURSEMENT	-
TOTAL REVENUE	\$ 151,375
CAM	-
REAL ESTATE TAXES	-
INSURANCE	-
MANAGEMENT FEE	-
TOTAL EXPENSES	-
NET OPERATING INCOME	\$ 151,375





W 3RD ST



OneMain Financial
 Once upon a child
 CASA BRAVA RESTAURANTE
 STYLE ENCORE

LOWE'S
 PET SMART
 HomeGoods
 Office DEPOT
 Starbucks
 McDonald's
 Wendy's
 five BEL'W
 TJ-maxx
 Auto Zone

Kroger FRESH FOR EVERYONE™
 Kroger
 Freddy's STEAKBURGERS
 OUTBACK STEAKHOUSE
 AMC THEATRES
 Stahl HOME CENTER
 GNC
 Planet Fitness
 KUNG FU TEA

Indiana University
 51,000 Students

FRESH THYME MARKET

TACO BELL

BURGER KING

KFC

TIRE BARN

Arby's

Bob Evans

Hardee's

FARMERS AND MECHANICS FEDERAL

Succeto's pizza pasta

verizon

LONG JOHN SILVERS

W 3RD ST
 21-914 VPD





FRESH FOR EVERYONE™

Kroger

Freddy's STEAKBURGERS

OUTBACK STEAKHOUSE

AMC THEATRES

Stahl HOME CENTER

GNC

Chipotle Mexican Grill

THE MEDITERRANEAN COMPANY

KUNG FU TEA

Planet Fitness

YASUI SEKI Precision Coating Specialists



W 3RD ST 21,914 VPD

FRESH THYME MARKET



BLOOMINGTON, IN

Monroe County

Bloomington, just 55 miles southwest of Indianapolis, is anchored by Indiana University's main campus, which fuels \$509M+ in tourism for the economy. With the recent completion of I-69, visitors have even easier access to the city's local shops, dining, entertainment, parks, lakes, and trails. Bloomington's lively downtown, featuring Courthouse Square and Kirkwood Avenue, offers a unique mix as the city is a hub for both recreation and education. Home to 79,986 residents, Bloomington blends college town energy with small city charm.



2026 & beyond ...

EXPANSION PLANS

\$71M | 60,000 SF

Monroe County Convention Center totals 100,000 SF by 2027

Lilly Endowment | \$16M Grant

College & community collaboration initiative to construct Trades District Tech Center at The Mill & leverage IU Luddy School of Informatics

LEADING EMPLOYERS

Highlighting Bloomington's economic drivers & global employee counts



COOK BIOTECH
2,000+ employees



BAXTER HEALTH
1,100+ employees



INDIANA UNIVERSITY
7,000+ employees



★ Indiana University

- 51,000+ Students
- Kelley School of Business (ranked #1 MBA & #8 undergraduate programs)
- Little 500 bike race

★ Kirkwood Ave. & 4th St.

Main streets known for international cuisine, dining, nightlife, & shops

★ Hoosier National Forest

204,303 acres of hiking trails & Hickory Ridge Lookout Tower

★ Monroe Lake

10,750 acre water reservoir



 **3700 W 3rd Street**
BLOOMINGTON



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2030 Projection	5,361	44,324	98,951
2025 Estimate	5,936	46,663	104,850
HOUSEHOLDS			
2030 Projection	2,683	22,321	43,224
2025 Estimate	2,820	22,328	43,894
MEDIAN HH INCOME			
2025 Estimate	\$66,449	\$66,582	\$86,176



At Veritas Realty, we focus on **Retail, Restaurant, Medical & Entertainment** real estate. We are a full-service commercial real estate company with expertise in all aspects of the industry including local and national tenant representation, landlord representation, investment sales, development, acquisitions and property management.

With a team of 18 hand-picked retail broker specialists plus a national affiliation with ChainLinks Retail Advisors in excess of 750+ retail brokers, we deliver unparalleled local market knowledge and a national reach, backed by an in-house support team that delivers sophisticated analytics, mapping, and brochures.

Veritas Realty is recognized as one of the leading, full service independent retail real estate firms in the country. We know who is expanding and where. Our clients include national and local retailers, restaurants and healthcare providers, as well as developers, institutions and private investors. We view the relationship with our clients as a partnership that is built on common goals and communication in order to efficiently implement strategies that maximize outcomes and values.

INVESTMENT SALES

The Veritas Realty Investment Sales is led by **Jon Bannister** who brings nearly 20 years of nationwide commercial real estate experience and knowledge to each assignment. **Mitch Ostrowski** and **Phoebe Aaron** round out the Investment Sales team, and provide a first class concierge investment sales experience for our clients by actively analyzing and communicating current market conditions, providing first class marketing support, implementing a strategy that suits each client's individual investment goals, proactively assisting each client through the due diligence process, and championing the deal across the finish line.



RECENT TRANSACTIONS

Avenue at Promise Pass	Noblesville, IN
Texas Roadhouse	Multiple
Fishers Corner	Fishers, IN
College Park Crossing	Indianapolis, IN
Harvest Landing 2	Avon, IN
Auburn Shoppes	Auburn, IN
County Line Crossing	Indianapolis, IN
Johnson Fields	Indianapolis, IN
Chipotle Mexican Grill	Multiple
Starbucks Coffee	Multiple
Valvoline Oil Change	Multiple

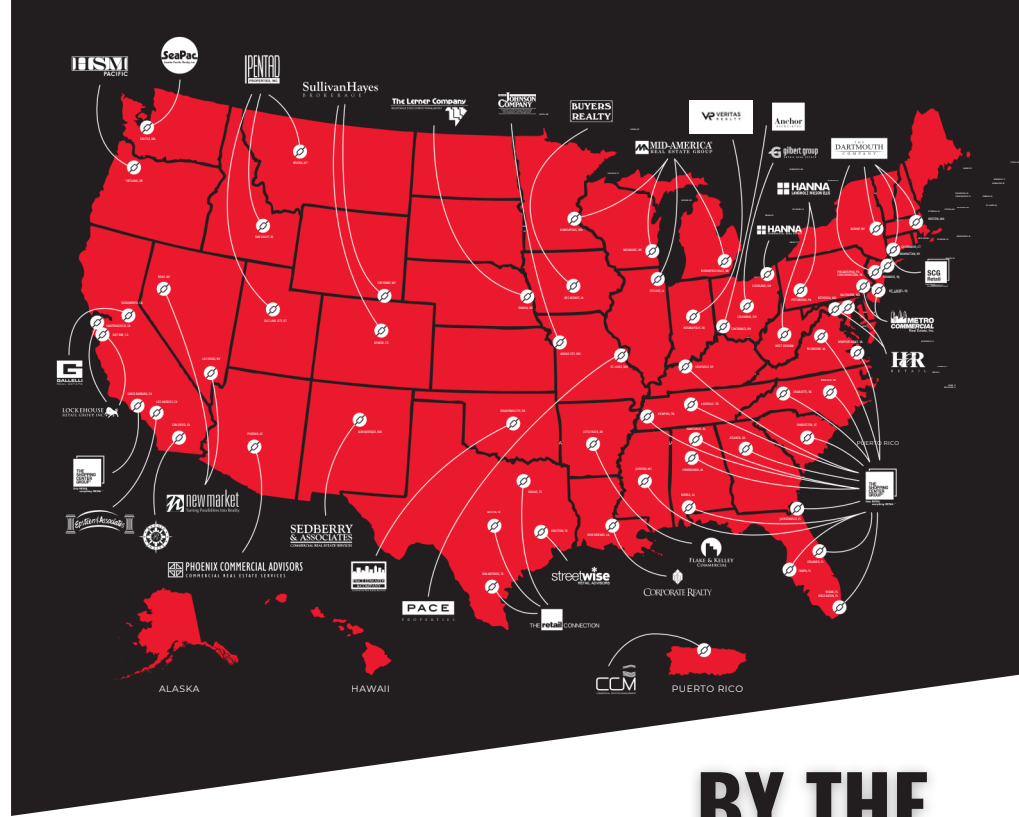
A MEMBER OF
CHAINLINKS
 RETAIL ADVISORS

Since 1979, ChainLinks Retail Advisors has served America's premier retailers, landlords, and investors as the top network of retail-only real estate services and industry-leading commercial property brokerage organization.

Chainlinks provides a full scope of commercial real estate advisory services, curated for each client to maximize its productivity. By leveraging our national network of the top retail real estate firms in the United States and applying our comprehensive knowledge of the local real estate markets, we deliver a diverse array of services and expertise molded to each client's needs.

Chainlinks has assembled the best team in every major MSA who operate with optimal precision to exceed the client's expectations. Their collaborative culture, and mutual trust with clients, and infectious energy enable us to exceed all of its client's highest expectations. Chainlinks national composite of innovative specialists communicate efficiently to provide meaningful and enduring solutions for its clients.

**LOCAL.
 NATIONAL.
 EXECUTE.**



BY THE NUMBERS...

REAL ESTATE TRANSACTIONS
6,000+
LANDLORDS REPRESENTED
3,000+
OFFICES IN THE USA
56

CONSIDERATION EARNED
\$8.5+B
RETAILERS REPRESENTED
1,500+

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