

Retail Investment Opportunity

Qdoba | 5310 N Main Street

Mishawaka, Indiana

NAICressy

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

**20-Year NNN
Corporate Lease
Guaranteed by
Jack in the Box®**



Snapshot

Building:	3,136 SF
Land:	1.05 Acres
Zoning:	C-1 General Commercial
Parking:	51 paved parking spaces
Year Built:	2018
CAP Rate:	5.25%
NOI:	\$127,321.60
List Price:	\$2,425,000

Property Details

Long Term lease with guarantee. 3,136 SF QDOBA restaurant, situated on 1.05 acres of land and zoned C-1 General Commercial. This building was completed in 2018. **Over 18 years of primary lease term remaining!** Lease guaranteed by Jack in the Box® (NASDAQ: JACK). Only 2.5 miles to the University of Notre Dame.

Property is owned wholly or in part by a licensed real estate broker in the State of Indiana.

New Building! 12% Rent Bump on 3/1/2023



4100 Edison Lakes Parkway, Suite 350
Mishawaka, Indiana
574.271.4060
574.271.4292 Fax
www.cressy.com

A Global Brokerage Division of Cressy Commercial Real Estate

COREY CRESSY, CCIM
Senior Broker, Principal
574.485.1513
ccressy@cressy.com

GEORGE CRESSY, CCIM
Senior Broker, Chairman of the Board
574.485.1515
gcressy@cressy.com

Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Located in the University Park Trade Area | 25,331 Average Daily Traffic Count



Location

The property is located on one of the strongest intersections in the community. It is on the east side of Mishawaka in Edison Lakes Corporate Park and in the University Park Trade Area that encompasses over 5 million SF of commercial, retail, office, hospitality and medical space. The site is minutes from the new Capital Avenue extension and the Main Street/Grape Road corridors, Saint Joseph Health System Mishawaka campus development and Elkhart.

2019 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	7,243	58,984	155,198
NUMBER OF HOUSEHOLDS	4,006	26,361	63,212
AVERAGE HOUSEHOLD INCOME	\$50,032	\$67,596	\$69,436

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