



**ABSOLUTE NNN INVESTMENT  
CORPORATE GUARANTY**

713 N Theater Ln, Marion, IN  
(Indianapolis MSA)



**\$12,000,000**

**35,801± SF**

**6.90 AC**

**6.65%**

**ASKING PRICE**

**GROSS LEASABLE AREA**

**LOT SIZE**

**CAP RATE**





## INVESTMENT SUMMARY

- Absolute NNN Investment with AMC Corporate, No Landlord Responsibilities
- Corporate Guaranty
- Adjacent to Five Point Mall - a 449,315 SF Regional Mall anchored by Planet Fitness, Dollar Tree, JoAnn Fabric, McDonald's, Buffalo Wild Wings, currently undergoing extensive renovations.
- Conveniently located at the intersection of Baldwin Ave (23,106 CPD) and Western Ave (21,430 CPD) leading to downtown Marion, Indiana Wesleyan University and the I-18 Freeway.
- 374 Surface parking spaces, 10:1 Parking Ratio
- Located within the Indianapolis MSA, known for its Life Sciences, Distribution Centers, Technology and Hospitality Hub of the Midwest.

# Property Details

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Address	713 N Theater Rd
City	Marion, IN 46952 (Indianapolis MSA)
GLA	35,801 SF ±
Lot Size	300,564 SF (6.9 ACRES)
Year Built / Renovated	2005
Tenancy	Single Tenant
Ownership	Fee Simple
APN	27-03-36-402-001.102-023
Parking Spaces	Surface - 374 Spaces
Parking Ratio	10.00:1



# Lease Summary

## Lease Summary

Tenant Name **Kerasotes Showplace Theaters, LLC**

Lease Guarantor **Corporate Guaranty**

Lease Commencement **09/28/2005**

Lease Term **20 Years**

Lease Expiration **9/27/2025**

Options **Three (5-year) Options**

Lease Type **Absolute NNN**

Current Annual Rent **\$798,000**

Rent Increases in Primary Term **CPI Every 5 Years**

Rent Increases in Options **8% Every 5 Years**

Next Increase **9/28/2025 - 8%**

Tenant Obligations **Absolute NNN, Roof, Structure**

Landlord's Obligations **None**



## CITY of MARION

Marion is a city located in Grant County in the heart of Indiana. Often called the “City of Champions”, it is home to many innovative businesses, resourceful and caring non-profit organizations, and hard-working, tenacious, loyal citizens. Marion is one of the best cities in the U.S. to raise a family, offering low tax rates, low cost of living, and many quality-of-life amenities. Marion is located 50 miles North of Indianapolis, one of the biggest MSA of the region.

## INDIANAPOLIS MSA

Indianapolis colloquially known as Indy, is the capital and most populous city of the U.S. state of Indiana and the seat of Marion County. Indianapolis anchors the **30th largest metropolitan economy in the U.S.** The city’s major exports include pharmaceuticals, motor vehicle parts, medical equipment and supplies, engine and power equipment, and aircraft products and parts.

**Life Science:** Three Fortune 500 companies are based in the city: health insurance company Elevance Health; pharmaceutical company Eli Lilly and Company; and agricultural chemical company Corteva. Indianapolis anchors one of the largest life sciences clusters in the U.S., notably in the subsectors of drugs and pharmaceuticals and agricultural feedstock and chemicals.

**Distribution:** Indianapolis’s central location and extensive highway and rail infrastructure have positioned the city as an important logistics center. Amazon and Fedex placed National Hubs in Indianapolis and have major presence in the MSA.

**Technology:** Indianapolis ranks among the **fastest high-tech job growth areas in the U.S.** The metropolitan area is home to 28,500 information technology-related jobs at such companies as Angi, Formstack, Genesys, Hubstaff, Infosys, Ingram Micro, and Salesforce.

**Hospitality:** The hospitality industry is an increasingly vital sector of the Indianapolis economy. 29.2 million visitors generate \$5.6 billion annually. The Indiana Convention Center (ICC) and Lucas Oil Stadium are considered mega convention center facilities, with the most number of hotel rooms of any U.S. convention center.

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