



2135 IN-54
Linton, IN

OFFERED FOR SALE
\$1,154,000 | 6.50% CAP



CONFIDENTIAL
OFFERING MEMORANDUM





EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Scooter's Coffee in Linton, IN. The Premises is leased to Scooters for a 15 year initial term. The Asset is well positioned in a major retail node on the outparcel to Tractor Supply and Walmart Supercenter, in Linton, IN,



**15-YR
LEASE**



**LOCATED IN
RETAIL CORRIDOR**



**ZERO LL
RESPONSIBILITIES**

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-5	\$75,000
Rent Escalation	6-10	\$82,500
Rent Escalation	11-15	\$90,750
1st Option Term	16-20	\$99,825
2nd Option Term	21-25	\$109,808
3rd Option Term	26-30	\$120,788

NOI	\$75,000
CAP	6.50%
PRICE	\$1,154,000

ASSET SNAPSHOT

Tenant Name	Scooter's Coffee
Address	2135 IN-54, Linton, IN
Building Size (GLA)	664 SF
Land Size	0.32 AC
Year Built	2025
Signator/Guarantor	WNG Terre Haute, LLC & Personal Guaranty
Rent Type	Abs. NNN
Landlord Responsibilities	None
Rent Commencement Date	10/01/2025
Lease Expiration Date	9/30/2040
Remaining Term	15 Years
Rental Increases	10% Every 5 Years and in Options
Current Annual Rent	\$75,000



9,379 PEOPLE
IN 5 MILE RADIUS



\$102,301 AHHI
IN 5 MILE RADIUS



11,393 VPD
ON INTERSTATE 54



INVESTMENT HIGHLIGHTS

SCOOTER'S COFFEE LINTON, IN 3



ATTRACTIVE LEASE FUNDAMENTALS

15 year Abs. NNN Lease provides next owner with zero landlord responsibilities | 10% rental increases in primary term and in option periods



FAST GROWING BRAND

Scooter's currently has nearly 600 locations nation wide and expected to have more than 1,000 locations by 2025 | Ranked #13 on Yelp's 2023 list of "50 Most Loved Brands in the U.S."



FIRST D/T ONLY COFFEE CONCEPT IN MARKET

This Scooters Coffee is the only "drive-through" only concept in the Linton Market | Within a 1-mile radius of the Scooters Coffee is more than 390K SF of retail space | Nearby National Retailers Include: Walmart Supercenter, Tractor Supply Co., Dollar General, Goodwill, and more



ADJACENT TO MAJOR MARKET EMPLOYER

Site is located across the street from Greene County General Hospital, the main Hospital for the Region | This hospital has more than 25 staffed beds and over 200 employees



RECENT CONSTRUCTION AT SIGNALIZED CORNER

This Scooter's Coffee has recently been built to suit the tenants specifications | With the new build-to-suit format the property comes with a ease of business drive through and multiple points of ingress and egress at a signalized intersection on W. State Rd 54 (12K VPD)

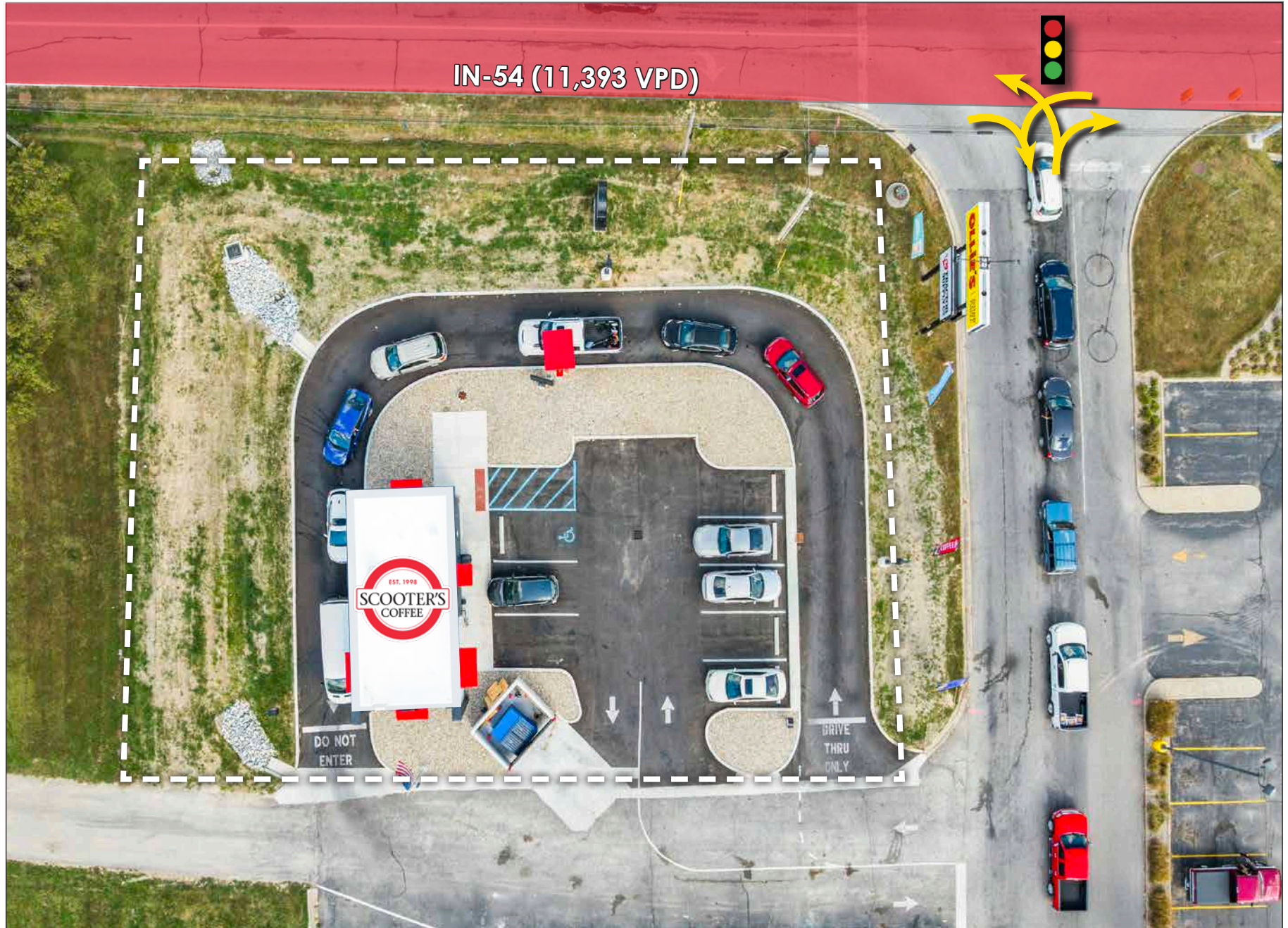


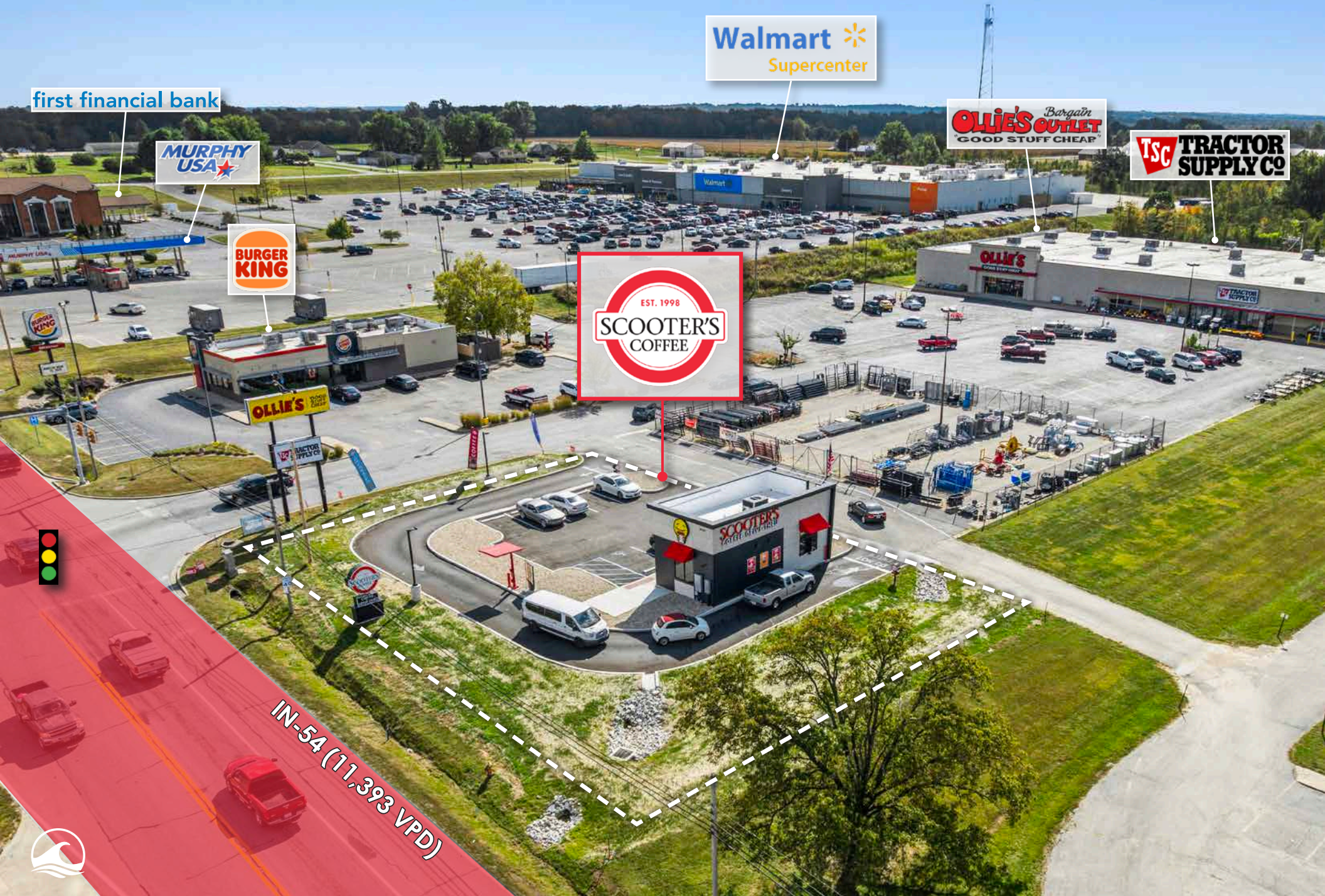
OUTPARCEL TO WALMART SUPERCENTER

Walmart Supercenter sees over 1.7 Million visits annually creating a built in customer base for the coffee shop | The increased foot traffic drives customers to the location



SITE PLAN





first financial bank



IN-54 (11,393 VPD)



PROPERTY PHOTOS





IMMEDIATE TRADE AREA

SCOOTER'S COFFEE LINTON, IN

7



DOLLAR GENERAL

Linton
Cinemas

Greene County
General Hospital

SHOE
SHOW



IN-54 (11,393 VPD)

first financial bank





LINTON | INDIANA

Indiana, located in the Midwestern region of the United States, is known for its rich agricultural heritage, diverse landscapes, and vibrant cultural traditions. Nicknamed the "Hoosier State," Indiana plays a key role in American history and industry, particularly in manufacturing and transportation. Its capital and largest city, Indianapolis, is famous for hosting the annual Indianapolis 500, one of the most prestigious auto races in the world. Indiana is also home to several respected universities, scenic state parks, and a strong sense of community rooted in Midwestern values. The state blends small-town charm with urban development, making it a unique and dynamic place to live or visit.

SCOOTER'S COFFEE LINTON, IN 8

CHICAGO
195 MILES
4:15 DRIVE

1 MILES
872
PEOPLE
\$102,301
AHHI
1,351
TOTAL
EMPLOYEES

3 MILES
6,505
PEOPLE
\$68,641
AHHI
3,300
TOTAL
EMPLOYEES

5 MILES
9,379
PEOPLE
\$72,178
AHHI
3,868
TOTAL
EMPLOYEES

INDIANAPOLIS
70 MILES
1:40 DRIVE

ST LOUIS
165 MILES
3:15 DRIVE

LINTON



LOUISVILLE
90 MILES
2:20 DRIVE



In 1998, Scooter's Coffee was born. Co-founders Don and Linda Eckles began an amazing journey when they opened their first drive-thru coffeehouse in Bellevue, Nebraska. Their keys to success: find a great location and stay committed to high-quality drinks, speed of service, and a BIG smile. Scooter's Coffee is fortunate to have over two decades of success due to its commitment to the original business principles and company core values. The company offers a variety of coffee products, including hot and iced drinks, blenders, smoothies, and pastries.

SCOOTER'S QUICK FACTS

Founded:	1998
Ownership:	Private
# of Locations:	1,000+
Headquarters:	Omaha, NE
Guaranty:	Franchisee



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Exclusively Offered By



PRIMARY DEAL CONTACTS

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