

FOR SALE

HAWK MOTORS

CONFIDENTIAL OFFERING MEMORANDUM

HAWK Motors, Inc.

A STNL USED CAR LOT WITH 4.5 YEARS REMAINING

Marion, IN

BLUE
WEST
CAPITAL

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Marion, IN

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Investment Highlights

- + Located in Marion, the county seat and largest city of Grant County
- + Located approximately 65 miles northeast of Indianapolis and 55 miles southwest of Fort Wayne
- + Absolute triple net lease with no landlord responsibilities
- + Positioned along South Baldwin Avenue, the primary north-south thoroughfare in Marion with over 23,000 VPD
- + Approximately 30,000 people within three miles of the property
- + Strong retail trade area featuring Walmart Supercenter, Lowes, Meijer, Walgreens, ALDI, AutoZone, and many other retailers
- + Positioned at a hard corner
- + Close proximity to Marion High School (1,000 students) and Indiana Wesleyan University (2,600 students)



Investment Overview



HAWK Motors
702 S BALDWIN AVE
MARION, IN

\$323,000

PURCHASE PRICE

\$23,400

NET OPERATING INCOME

7.25%

CAP RATE

672 SF

BUILDING SIZE

1977

YEAR BUILT

.25 AC

LAND SIZE

Lease Overview

RENT COMMENCEMENT:	August, 2022
LEASE EXPIRATION:	August, 2027
LEASE TERM:	4.5 Years*
RENEWAL OPTIONS:	None
TENANT:	HAWK Motors, Inc
GUARANTOR:	Personal
LEASE TYPE:	Absolute NNN
LANDLORD RESPONSIBILITIES:	None

*Approximately



Site Surroundings

MARION, IN



MARION HIGH SCHOOL

BIG LOTS!
ALDI
Domino's
U-HAUL

ups
The UPS Store

DOLLAR GENERAL

Auto Zone

SUPERIOR AUTO

Marion Martial Arts ACADEMY

Stillwater HOSPICE

ADVANTAGE HOME CARE

S Baldwin Ave
±23,700 VPD

Wendys
Speedway
KFC
Arby's

LOWE'S

DQ

Dunham's SPORTS

M&H AUTO SALES

ELITE MOTORS

enterprise rent-a-car

HAWK MOTORS



Site Surroundings

MARION, IN



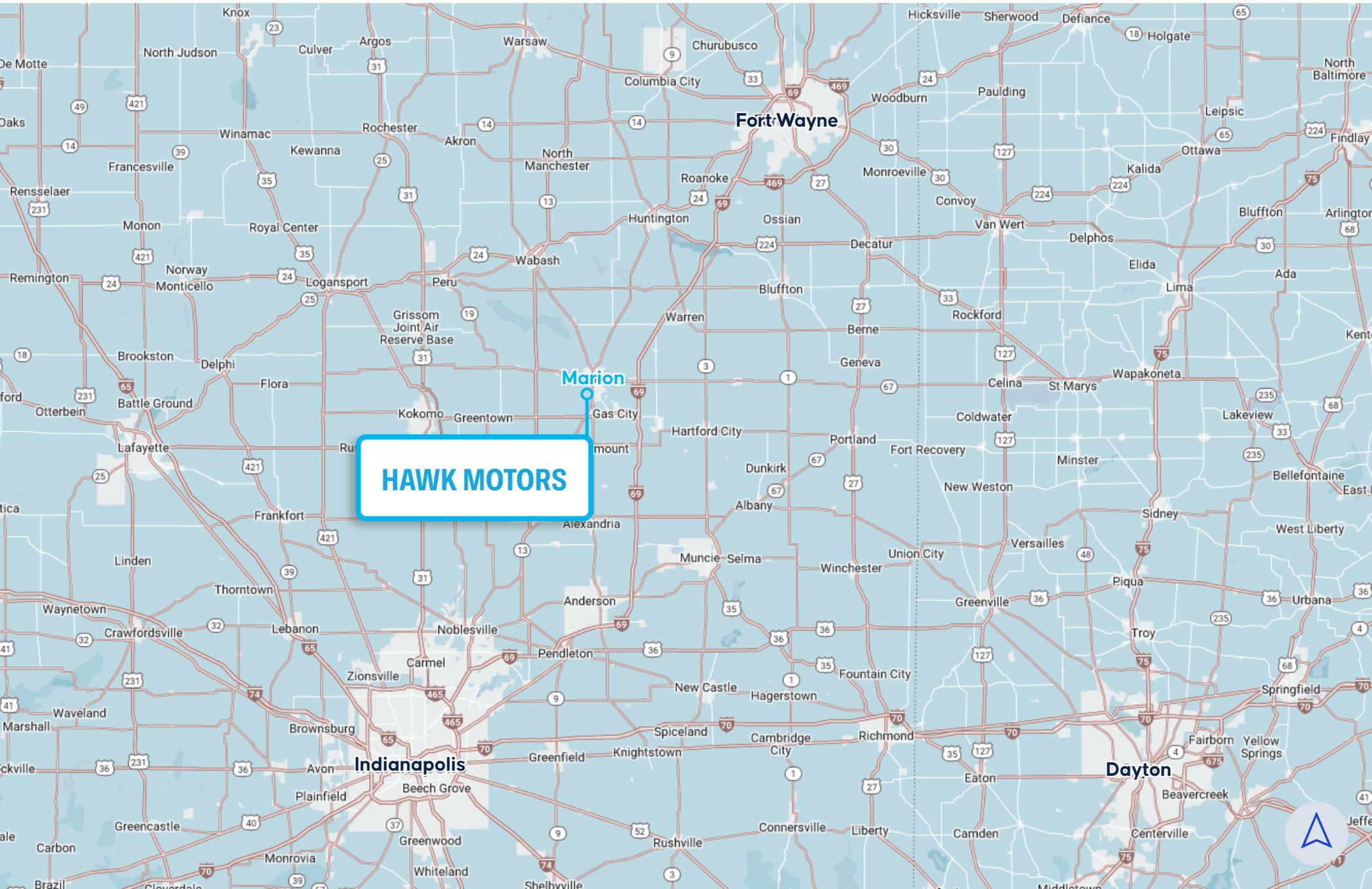
Property Photos

HAWK MOTORS



Regional Map

MARION, IN



Location Overview

MARION, IN

Marion is a city in Grant County, Indiana. It is the county seat and largest city by population of Grant County with a population of 28,310 according to the 2020 US Census. The city is positioned conveniently between Indianapolis (80 miles) and Fort Wayne (50 miles) along the I-69 corridor.

Marion is home to Indiana Wesleyan University, the largest evangelical Christian university in the Midwest and Indiana's largest private university when including all its campuses.

±50 miles

from Downtown Fort Wayne

±80 miles

from Downtown
Indianapolis



Contact Us

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