



ZIGGI'S COFFEE

1311 Third Avenue, Jasper, IN 47546

CONFIDENTIAL INVESTMENT OPPORTUNITY



TABLE OF CONTENTS

03

INTRODUCTION

04

INVESTMENT HIGHLIGHTS

08

TENANT PROFILE -
ZIGGI'S COFFEE

09

LOCATION/DEMOGRAPHICS



CAPITAL MARKETS CONTACTS

Rebecca Wells
Director
+1 317 726 7305
rebecca.wells@cushwake.com

Stefan Arsich
Senior Associate
+1 317 639 0424
stefan.arsich@cushwake.com

Brooke Ratliff
Associate
+1 317 625 1559
brooke.ratliff@cushwake.com

One American Square
Suite 1800
Indianapolis, Indiana 46282
+1 317 634 6363

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INTRODUCTION

Cushman & Wakefield is pleased to present for sale a single-tenant net leased Ziggi's Coffee, which was newly constructed in 2025 on a high-profile corner in Jasper, Indiana. This investment offers secure, passive income with long-term stability and minimal landlord responsibilities.

The lease is signed by Cochran Ventures, Inc., a proven Midwest-based operator of Ziggi's Coffee. Founded in Colorado in 2004, Ziggi's Coffee is a nationally recognized drive-through brand focused on delivering high-quality beverages and consistently efficient service. The concept has experienced rapid growth, with 100+ locations currently operating across 24 states and over 200 units in active development, underscoring strong brand momentum and long-term expansion strategy.

The property is strategically located in the northeast corner of 3rd Avenue and S. Meridian Road, which is the primary arterial connecting Jasper's large employment centers to its residential base, carrying over 14,000 VPD. The property is on the going-to-work side of the road, benefitting from daily commuter traffic.


The convenient layout of the property allows for a double drive-through with a walk up window for the surrounding residents that wish to bike and walk up to Ziggi's. The site also serves as a retail destination for customers from Ferdinand and Huntingburg, which routinely rely on Jasper's broader retail corridor for goods and services. This is the first Ziggi's location in southern Indiana and the fourth in the state.

Jasper is known as one of the wealthiest, strongest markets in south central Indiana, with a population of 37,000 people within a 10-mile trade area radius. Jasper anchors Dubois County, boasting an unemployment rate of 3.1%, which ranks among the three lowest of Indiana's 92 counties. Major regional employers, including Kimball Electronics and Jasper Engines, collectively employ 24,000 workers in Jasper, supporting sustained retail demand and commuter traffic.

Address: 1311 Third Avenue, Jasper, IN 47546
Year Built: 2025
Site Size: ±0.48 Acres
Building: ±866 RSF
Traffic Counts: 3rd Avenue (IN 162) & S Meridian St. - 14,000 VPD



 **PRICE**
\$899,000

 **CAP RATE**
6.12%

 **NOI**
\$55,000

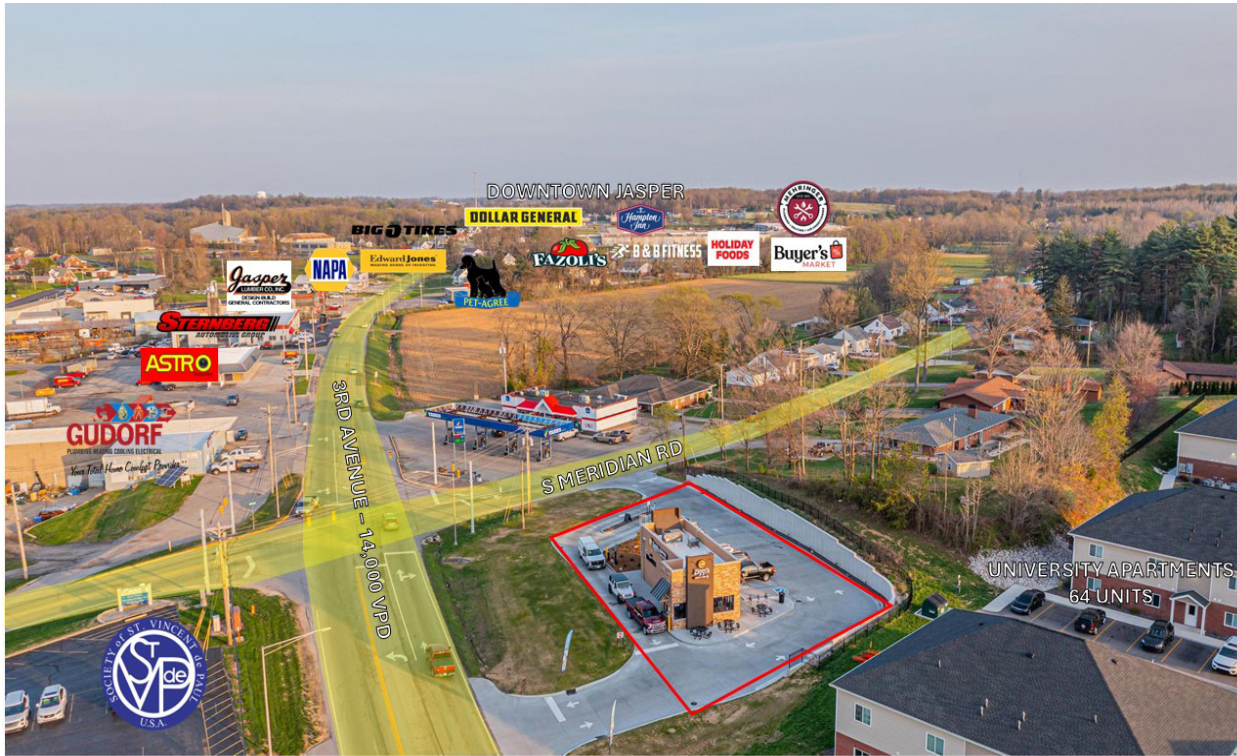
 **TERM LEFT**
10 years + (3)
5-year options

ZIGGI'S COFFEE

1311 Third Ave, Jasper, IN 47546

 **CUSHMAN & WAKEFIELD**

INVESTMENT HIGHLIGHTS

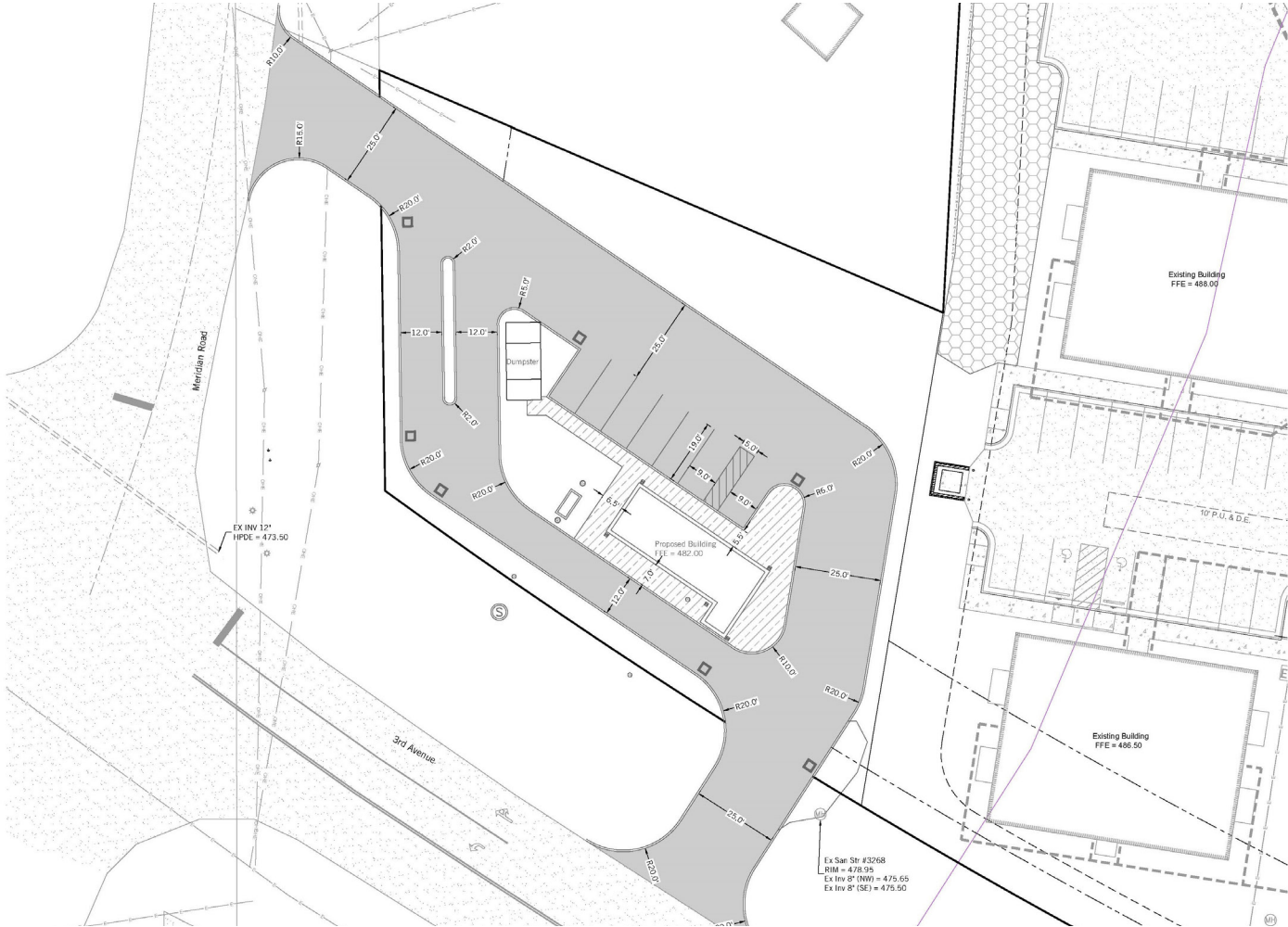


- NNN lease with 10 years remaining plus (3) 5-year options
- Exceedingly strong site fundamentals - new construction in 2025, corner lot located at a traffic signal, large signage, dual drive-through lanes, and modern prototype design
- Strategically located along a go-to-work corridor and removed from major competitors, ensuring strong commuter-driven coffee demand
- Site is located in close proximity to Jasper Manor, which is a major shopping destination for surrounding regions attracting over 642k annual visits and 14,000 VPD.
- An attractive bite-size investment for investors seeking passive cash flow
- Ziggie's is one of the fastest-growing drive-thru coffee brands and has opened locations across 20+ states

ZIGGI'S COFFEE

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SITE PLAN

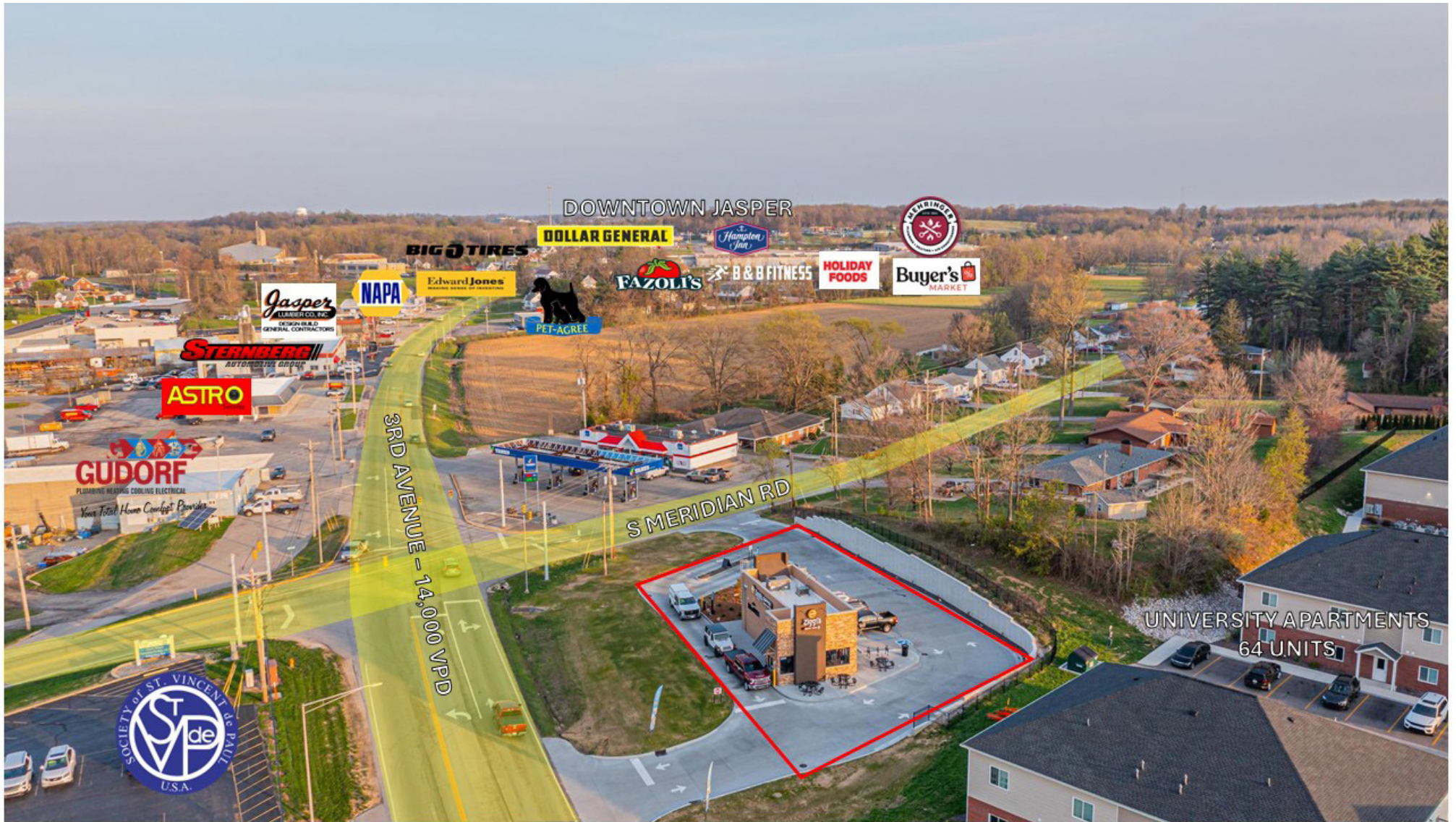


ZIGGI'S COFFEE

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AERIAL LOOKING NORTHWEST



ZIGGI'S COFFEE

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GALLERY



TENANT PROFILE - ZIGGI'S COFFEE

www.ziggiscoffee.com

Ziggi's Coffee ranks among recognized franchise brands in the food and beverage sector, and is well-known for:

- **Proven Growth:** Consistent net new unit openings and franchise agreements year-over-year indicating strong franchisee confidence and market demand.
- **Adaptable Formats:** Multiple site prototypes catering to diverse real estate typologies and traffic drivers.
- **Brand Recognition:** Presence on respected industry rankings, reflecting brand strength among franchisors.
- **Community-First Focus:** Emphasis on local community involvement, which helps cultivate loyal customer bases and repeat visitation.



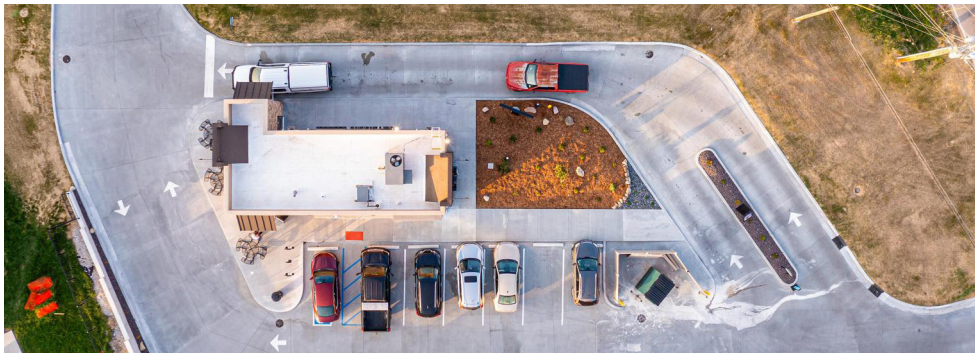
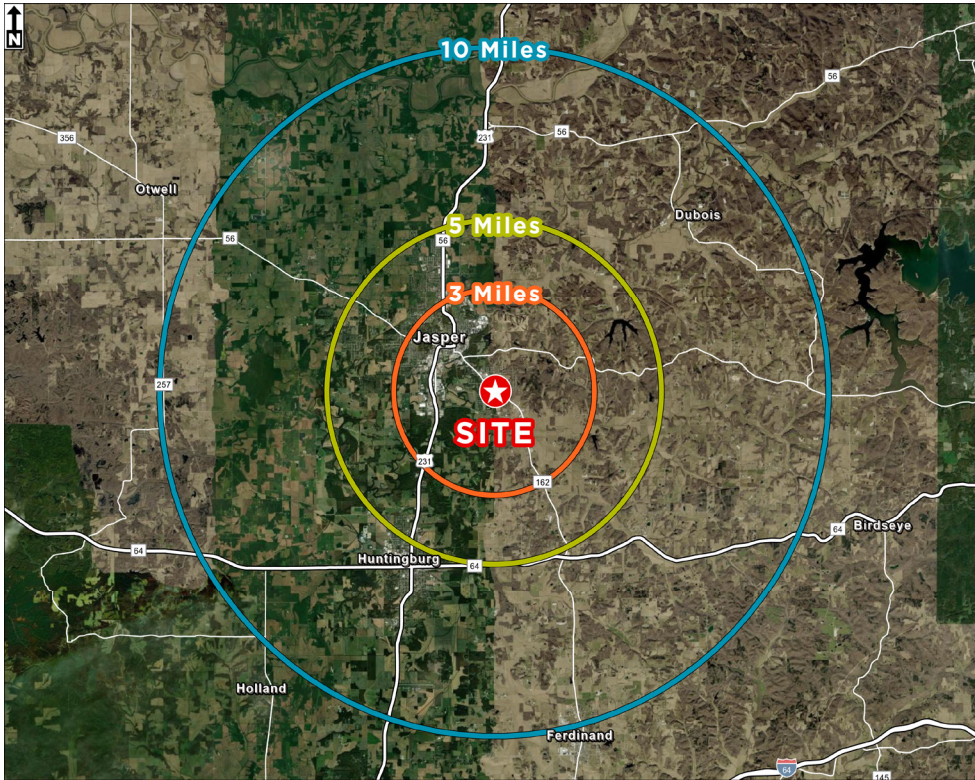
Tenant:	Cochran Ventures, Inc., d/b/a Ziggis Coffee
Lease Term:	10 years
Lease Commencement:	7/1/2026 (180 days after delivery of possession)
Rent Commencement:	10/1/2026 (90 days after commencement date)
Lease Expiration:	9/30/2036
Options:	Three (3) successive 5-year renewal periods
Rent Escalation:	10% increase at year 6 of initial term, 10% at each renewal period
Rent Schedule:	Lease years 1-5 annual rent: \$55,000 (\$4,583/month) Lease years 6-10 annual rent: \$60,500 (\$5,042/month)
Lease Type:	NNN

Tenant Responsibilities:	Tenant pays utilities, real estate taxes, insurance, interior maintenance & semi-annual HVAC maintenance contract
Landlord Responsibilities:	Maintains, repairs & replaces roof & roof membrane, structural elements, exterior walls, HVAC, landlord-installed mechanical equipment, utility lines & installation of grease trap
Tenant Allowance:	\$5,000 for ceiling & \$5,000 for lighting (\$10,000 total)
Right of First Refusal:	Tenant has a Right of First Refusal to purchase the Premises, Landlord must deliver any offer to Tenant, who may within 10 days offer to purchase the Premise on the same terms

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DEMOGRAPHIC MAP



	3 - MILE	5 - MILE	10 - MILE
Population - 2024	9,970	21,501	37,474
Avg Household Income	\$80,324	\$83,485	\$83,218
Total Employees	15,284	18,456	23,958
Total Businesses	920	1,236	1,880



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MAJOR EMPLOYERS



JASPER® Engines & Transmissions

JASPER® Engines & Transmissions was founded in Jasper, Indiana in 1942 and has grown into the largest mass remanufacturer of powertrain products in the United States. The Company is 100% associate-owned and operates as a privately held ESOP organization, with estimated annual revenues ranging between \$700 million and \$750 million across its core remanufacturing operations. Headquartered at 815 Wernsing Road in Jasper, JASPER Engines maintains its primary corporate, manufacturing, and administrative operations in the community, operating multiple large-scale remanufacturing facilities within Jasper and southern Indiana. JASPER Engines employs more than 2,500 associate-owners and produces over 150,000 remanufactured gas and diesel engines, transmissions, differentials, and related drivetrain components annually.



Kimball Electronics Inc.

Kimball Electronics Inc. was founded in Jasper in 1961. With over \$1.5B in sales, the company is publicly traded on the Nasdaq with a current market cap of \$580M. A new 40,000 square foot global headquarters facility was established in 2015 at 1205 Kimball Blvd., Jasper, Indiana. The Jasper location serves as the central hub for the company's executive leadership team and global Shared Services. With a worldwide employee base of 5,700 people, the Company operates as a contract manufacturer of durable electronics for the medical, automotive, industrial and public safety markets.



MasterBrand Cabinets, Inc.

MasterBrand Cabinets, Inc. was founded in Jasper, Indiana in 1954 and has grown to become the largest residential cabinet manufacturer in North America. The Company is publicly traded on the New York Stock Exchange (NYSE: MBC) and generates approximately \$2.8 billion in annual revenue, supported by a workforce of roughly 12,500-13,000 employees across North America. MasterBrand maintains a significant corporate presence in Jasper, Indiana, where it was originally established and continues to operate major manufacturing, administrative, and leadership functions. The Company oversees a diversified portfolio of cabinetry brands offering stock, semi-custom, and premium products serving the remodeling and new-construction residential markets.



Deaconess Memorial Medical Center

Deaconess Memorial Medical Center was founded in Jasper, Indiana in 1951 and has served as the region's primary acute-care hospital for more than seven decades. The hospital operates as a non-profit community medical center and is an affiliate of the Deaconess Health System, one of the largest healthcare networks in the Illinois-Indiana-Kentucky tri-state area. Deaconess Memorial Medical Center is a licensed short-term hospital with approximately 106 staffed inpatient beds and nearly 500,000 square feet of medical, administrative, and outpatient facilities.

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PROXIMITY TO MAJOR EMPLOYERS



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Rebecca Wells
Director
+1 317 352 6269
rebecca.wells@cushwake.com

Stefan Arsich
Senior Associate
+1 317 639 0424
stefan.arsich@cushwake.com

Brooke Ratliff
Associate
+1 317 625 1559
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