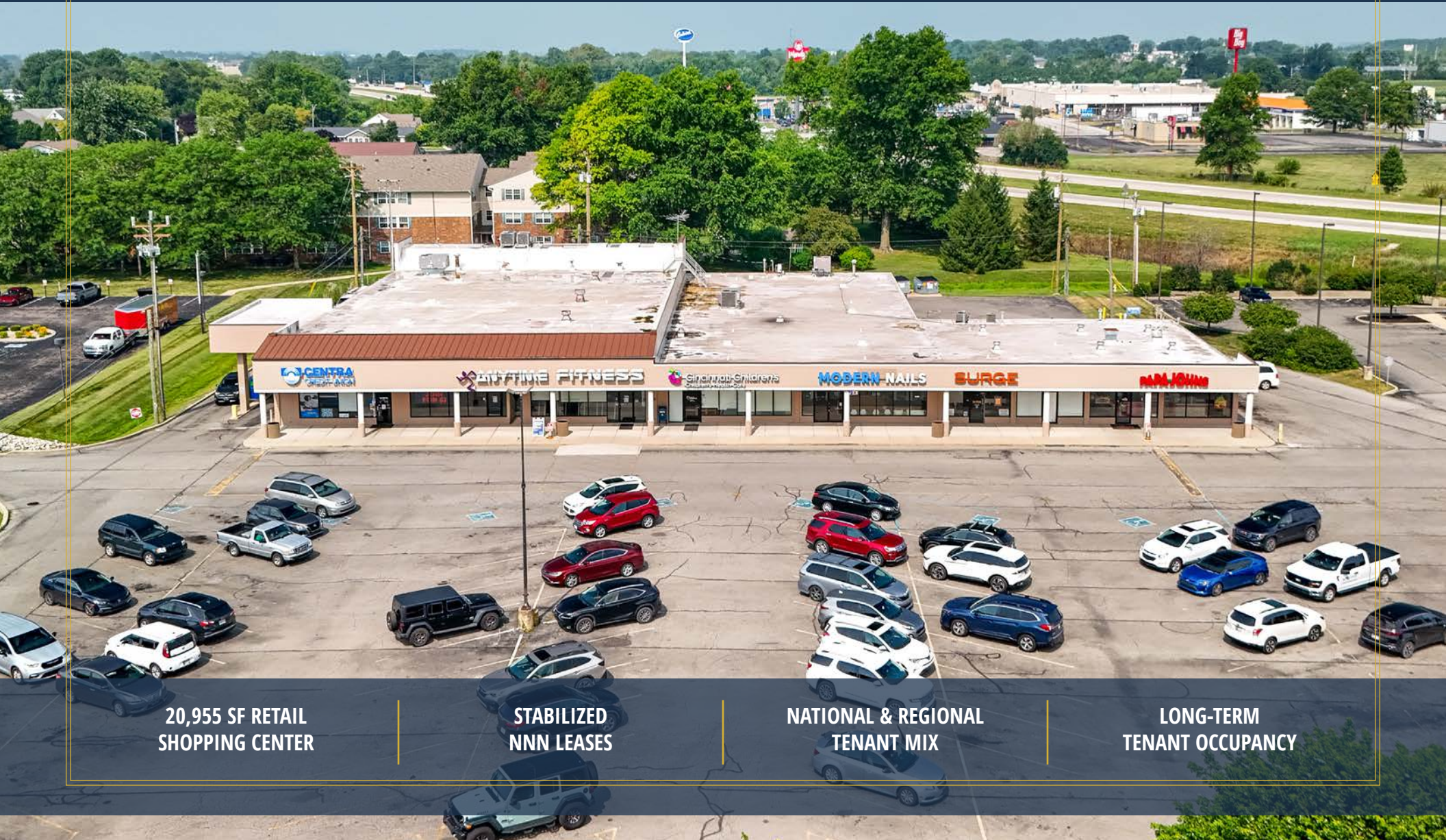


CURÖ•BRKG

Greensburg Plaza

OFFERING MEMORANDUM



20,955 SF RETAIL
SHOPPING CENTER

STABILIZED
NNN LEASES

NATIONAL & REGIONAL
TENANT MIX

LONG-TERM
TENANT OCCUPANCY

SUBMARKET AERIAL



Greensburg Plaza

Arby's

KFC

Speedway

ALDI

DUNKIN'

McDonald's

first
first financial bank

TACO BELL

N Lincoln Street

SR-3

THE OFFERING

Greensburg Plaza represents a premier, fully stabilized retail shopping center investment strategically positioned along Greensburg's absolute dominant commercial corridor. Spanning 20,955 square feet on a generous ± 2.85 -acre parcel, the asset features an exceptional, e-commerce-resistant tenant mix that seamlessly blends daily-needs services, regional banking, and national everyday brands. The center boasts an exceptional history of long-tenured tenant occupancy and commands a highly desirable staggered rollover schedule with a weighted average lease term (WALT) of 4.44 years.

From a financial performance perspective, investors stand to inherit an immediate, reliable cash-flow engine with a projected 2027 Net Operating Income of \$274,883. The asset's revenue profile is uniquely structured for passive growth, benefiting from built-in contractual rental growth alongside an optimized triple-net (NNN) lease structure that minimizes landlord expense exposure.

Furthermore, a defensive credit component exists with Children's Healthcare of Greater Cincinnati—backed by an impressive Aa2 credit rating from Moody's—further solidifying the institutional quality of the roster. With dual points of ingress/egress, dedicated pylon signage, and an approximately 90-space asphalt parking lot, Greensburg Plaza delivers a rare combination of immediate yield, strong real estate fundamentals, and predictable long-term wealth compounding.

TRANSACTION SUMMARY

Square Footage	20,955
Year Built	1963
Tenants	Centra Credit Union Anytime Fitness Cincinnati Children's Modern Nails LLC Surge Staffing LLC Papa John's
2027 NOI \$	\$274,883

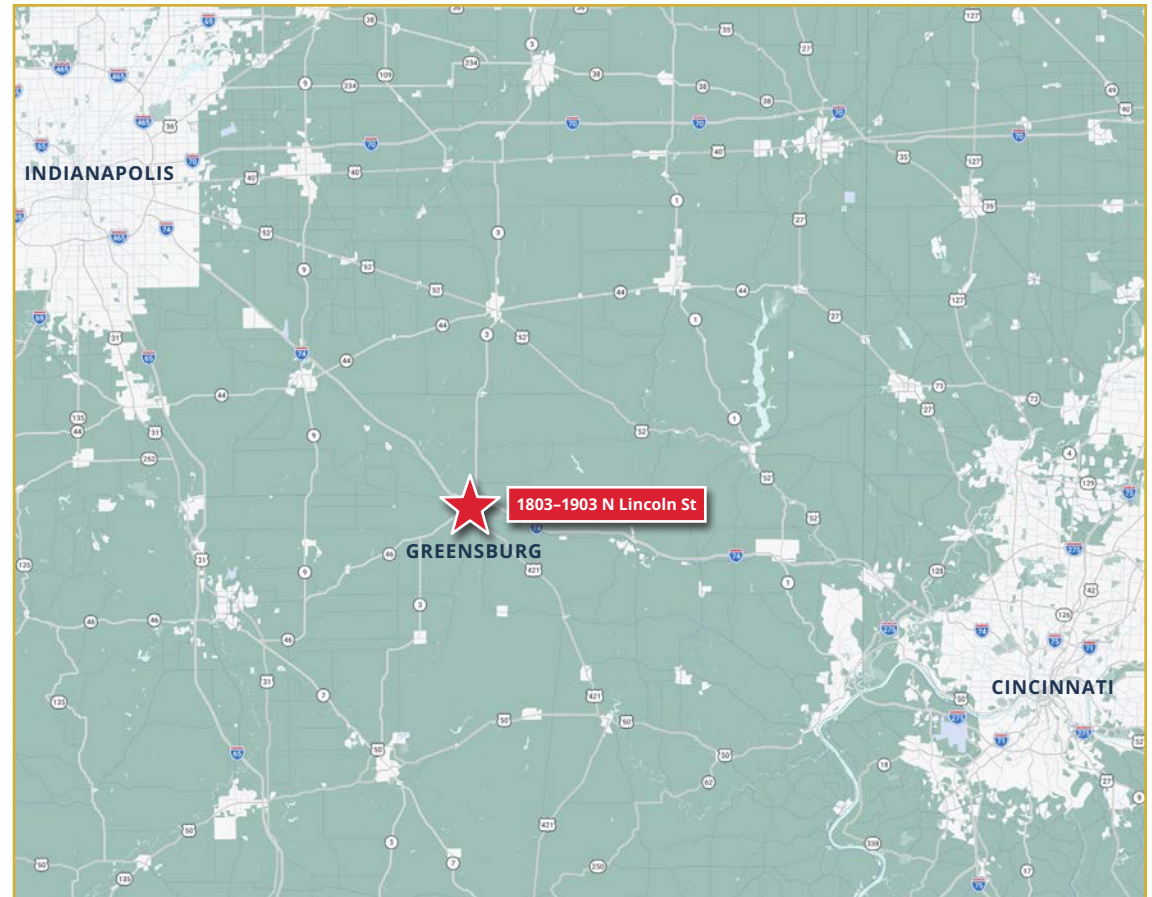
*as of 2/1/2026 analysis start date



LOCATION OVERVIEW

Positioned dynamically along the high-growth corridor of North Lincoln Road, Greensburg Plaza occupies a strategic, high-visibility location just 0.5 miles from Interstate 74 (Exit 134). Perfectly equidistant between the major metropolitan economies of Indianapolis and Cincinnati, Greensburg serves as a vital geographic linchpin for regional commerce. As the definitive county seat of Decatur County, the city operates as the primary commercial and retail hub for a sweeping 20-mile radius, capturing a robust trade area that blends steady suburban expansion with an expansive rural consumer base. This unique market position is reflected in the center's exceptional draw: while half of the property's immediate traffic originates from a tight 5-mile, 10-minute drive-time radius, rural consumers routinely travel from up to 30 miles away multiple times per week to access this specific retail corridor.

The immediate micro-market features a dense concentration of national powerhouse retailers—including Walmart, ALDI, Rural King, and Marshalls—which establishes a powerful synergy and guarantees consistent, heavy daily cross-traffic directly past Greensburg Plaza. Underlying this retail vitality is an incredibly resilient regional economy driven by a foundational industrial and healthcare employment base. Most notably, Greensburg is home to the massive 2.5 million-square-foot Honda Motor Company manufacturing plant. Spanning 1,700 acres and employing over 2,700 regional workers, this Tier-1 facility produces two of Honda's top-selling U.S. vehicles (the Civic and CR-V hybrid models), anchoring a vast network of local industrial suppliers. Additional regional stability is provided by the Decatur County Memorial Hospital, a landmark 24/7 healthcare institution that has continuously served the community since 1922. Supported by a stable, blue-collar-reinforced workforce that comprises roughly 64% of the population within a 5-mile radius, Greensburg Plaza represents an investment in a highly reliable, recession-resistant Midwestern submarket positioned for sustained economic durability.



Demographics	3 Miles	5 Miles	10 Miles
Population	12,894	14,205	22,903
Workforce	8,304	9,153	11,379
Blue Collar (%)	5,306 (63.9%)	5,918 (64.7%)	7,626 (67.0%)

Drive Time	Miles	Time
IN- 3	0.2 mile	2 min
I-74	0.8 mile	3 min

LOCAL DEVELOPMENTS



Ironwood Apartments

Ironwood is an 88-unit apartment community under construction on the site of the former Decatur County Jail at 200 S. Broadway St. in downtown Greensburg. The roughly \$19 million project is developed by Lafayette-based Iron Men Properties, which will retain full ownership and manage it through its sister company, Teays Valley Property Management. About \$2 million in state READI (Regional Economic Acceleration and Development Initiative) funding is backing the project, matched with city funds. The name nods to both the developer and Greensburg's "Tree City" identity. Units span studio, one-bedroom, and two-bedroom layouts at market rate, with private balconies, a shared rooftop terrace, a fitness center, and a pet-washing station. The city is targeting three groups with the housing: "boomerang" residents returning after college, traveling medical professionals at the local hospital, and workforce interns at Honda Manufacturing of Indiana. Groundbreaking has occurred, and completion is expected by summer 2027. It's one of the city's flagship efforts to add market-rate housing directly on the downtown square.



Liberty Lakes

Liberty Lakes is Greensburg's first new residential subdivision in more than a decade, located along Veterans Way on the north side of the city. The city's Plan Commission approved plat approval for 103 single-family lots, developed by Charlie Gilman, a builder from Columbus, Indiana, who called it one of the fastest-moving projects he's worked on. Beacon Builders LLC is building homes in the community, offering roughly 13 floor plans ranging from 1,202 to 2,781 square feet, three bedrooms, two to three baths, starting around \$235,900. Average lot size runs about 16,000 square feet. The city broke ground in 2024 and has since installed supporting infrastructure, including roughly 4,000 feet of new sewer line and 2,000 feet of stormwater piping. Lots are available for purchase by both individual homeowners and builders. Construction of homes has continued into 2026, with the first houses framed and occupied. The project is a core piece of the city's push to add moderate-income housing stock.



Shepherd Boy Farms

Shepherd Boy Farms, a family-owned freeze-dried pet food maker marking its 10th year in business, announced plans in November 2025 for a new 100,000-square-foot manufacturing facility in Greensburg. The roughly \$50 million investment will roughly triple the company's production capacity and add co-manufacturing capabilities for other pet food brands. The company currently employs about 35 people, mostly in Greensburg with a small sales team in California, and the new plant is expected to create 50 additional jobs. Shepherd Boy Farms produces freeze-dried dog and cat food and treats; combined with its existing facility, total output is projected to exceed 20 million pounds of freeze-dried pet food annually once the new plant is running. The expansion reflects growing demand in the freeze-dried pet food category. It's a notable manufacturing win for Greensburg's Economic Development Corporation, adding to the town's industrial base alongside Honda's nearby auto plant.

BUILDING SPECIFICATIONS

Address	1803-1903 N Lincoln St
City, State	Greensburg, IN (Washington Township)
County	Decatur County
Zoning	B2: General Business
Parcel ID	16-06-35-440-001.000-016
Total Acreage	±2.85
Square Footage	20,955
Access	Access point on N Lincoln Access point on E 10th
Year Built	1963
Year Renovated	2007
Exterior Walls	Concrete block, EIFS
Roof	Duro-Last 50 mil PVC single-ply membrane
Roof Warranty	15-year manufacturer NDL warranty
Auto Parking	Approximately 90 spaces



SUBMARKET AERIAL



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BUYER REP



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TENANT REP



LANDLORD REP

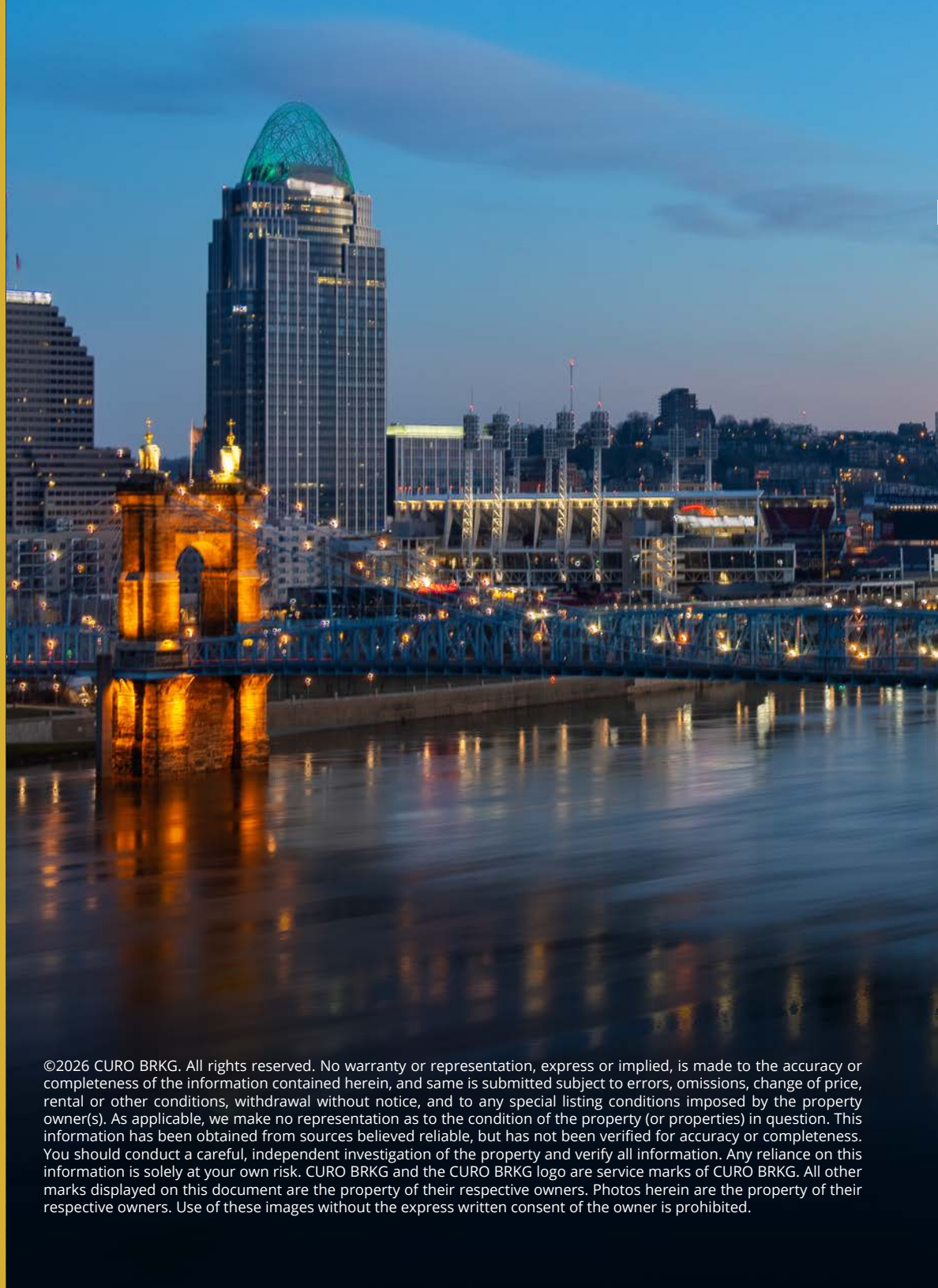


CONSULTING REP



INVESTMENT REP

CURÖ (latin): /kyoor-o/ -- manage, care, cure, attend to



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