

# SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



15-Year Absolute NNN Lease | 2% Annual Increases | \$2.05 Billion Asset Corporate Guaranty



141 W. Lincoln Highway | Schererville, IN

**CHICAGO** MSA

ACTUAL SITE



**EXCLUSIVELY MARKETED BY**



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## PROPERTY PHOTOS



4 Drive-Thru ATM's



# OFFERING SUMMARY



## OFFERING

<b>Price</b>	\$4,816,000
<b>Net Operating Income</b>	\$343,894
<b>Cap Rate</b>	7.14%
<b>Guaranty</b>	Finward Bancorp, an Indiana Corporation
<b>Tenant</b>	Peoples Bank
<b>Lease Type</b>	Absolute NNN
<b>Landlord Responsibilities</b>	None
<b>Lease Term</b>	15 Years
<b>Increases</b>	2% Annual Increases
<b>Lease Start</b>	March 1, 2024

## PROPERTY SPECIFICATIONS

<b>Rentable Area</b>	9,410 SF
<b>Land Area</b>	1.1 Acres
<b>Property Address</b>	141 W. Lincoln Highway, Schererville, Indiana 46375
<b>Year Built</b>	1989
<b>Parcel Number</b>	45-11-16-254-001.000-036
<b>Ownership</b>	Fee Simple (Land & Building Ownership)

Tenant Name	Square Feet	LEASE TERM		RENTAL RATES					
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Recovery Type	Options
Pepoles Bank (Corporate Guaranteed)	9,410	March 1. 2024	February 28. 2039	March 1. 2026	-	\$28,658	\$343,894	Absolute NNN	None
				March 1. 2027	2%	\$29,231	\$350,772		
				March 1. 2028	2%	\$29,816	\$357,787		

Continues Each Year Thereafter

### 15-Year Lease | 2% Annual Rent Increases | Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities

- Long-term 15-year Lease began March-2024
- 2% annual rent increases provide steady, predictable NOI growth
- Absolute NNN lease — tenant is responsible for CAM, taxes, insurance, and all maintenance
- Zero Landlord Responsibilities, delivering ideal passive, management-free investment income
- Fee Simple Ownership — investor controls both land and building

### Corporate Guaranteed | Finward Bancorp (NASDAQ: FNWD) | Strong Company Financials

- Corporate Guaranty – Finward Bancorp (NASDAQ: FNWD), is a regional bank with 26 locations in Indiana and Illinois.
- Finward reported \$2.1 B in assets and \$1.8 B in deposits in Dec 31, 2024
- Consistent growth of company financials (Revenue, Deposits, Net Income, etc.)
- \$71 Million in 2024 Revenue
- 110-year-old banking institution, founded in 1916

### Established Bank Branch Since 1990 | \$146M Deposits | Full-Service Banking | Excellent Visibility, Access, Parking, and Drive-Thru ATM's

- \$143 M in deposits, a 59% increase since 2020
- Mission-critical facility: two-story 9,410-SF bank branch built in 1989 on 1.1 acres with drive-through lanes and ATM, designed to accommodate heavy customer volumes
- Long-standing presence: the Schererville banking center opened in 1990 and remains a full-service hub
- Parking & access: approximately 37 parking stalls (3.93 per 1,000 SF) and dedicated access point on Robinhood Boulevard, ensuring easy ingress/egress for customers
- Excellent Visibility on W Lincoln Hwy with a large dedicated Pylon Sign

### High Traffic Prime Retail Location | W. Lincoln Highway (41,900 VPD) | Dense Commercial Corridor

- The property sits along W. Lincoln Highway (U.S. 30) — Schererville's main commercial corridor — drawing approximately 41,900 vehicles daily
- Located within a dynamic retail corridor that features some of the biggest names in retail such as Walmart, Home Depot, ALDI, Menards, Strack & Van Til, Chase Bank, McDonald's, Dunkin', CVS, Walgreens, and more
- The Walmart Super Center Anchored Center ranks in the Top 10% in IN for Community Shopping Centers and has 4.8M Annual Visits per Placer.ai
- 80,300 cars per day at the nearby Intersection of W Lincoln Hwy and Wicker Ave

### Strong Demographics & Regional Growth | Part of Chicago's 9.5 million Person MSA

- Growing population: 2025 estimates indicate 6,989 residents within 1 mile, 47,357 within 3 miles and 143,686 within 5 miles of the site
- Affluent households: average household incomes are projected at \$104,797 (1 mi), \$132,027 (3 mi) and \$124,271 (5 mi), signifying strong buying power
- Robust employment base: an estimated 6,044 employees (1 mi), 24,244 employees (3 mi) and 52,901 employees (5 mi) provide daytime traffic and economic stability
- 45 Minutes to Chicago ; Local Metro Train Connects to Downtown Chicago
- Part of Chicago's 9.5 Million Person MSA
- Tax Favorable Side of the Illinois / Indiana Border



## PEOPLES BANK

**ibankpeoples.com**

**Company:** (NASDAQ: FNWD)

**Locations:** 29+

**Credit Rating:** S&P: B3

**Deposits:** \$1.75 Billion

**2025 Employees:** 313

**2025 Revenue:** \$71.09 Million

**2025 Assets:** \$2.1 Billion

**Year Founded:** 1916

For over 100 years, Peoples Bank has maintained a philosophy of commitment to the customer, a belief that has allowed Peoples Bank to thrive and continue to serve the people of Northwest Indiana. It's the same philosophy that drives Peoples now as it did in 1916 when the Bank first opened for business. Peoples Bank is a community-focused financial institution dedicated to building strong partnerships with its customers and communities to support their financial success. With over a century of commitment to public service, the bank emphasizes stability, integrity, community involvement, and excellence in its operations. In addition to providing traditional banking services, Peoples Bank actively engages in community outreach by volunteering time and resources to local organizations, ensuring that they contribute beyond monetary donations. Their mission reflects a holistic approach to banking, prioritizing relationships and community development. They operate Banking Centers in Crown Point, Dyer, East Chicago, Gary, Hammond, Highland, Hobart, Merrillville, Munster, St. John, Schererville, Valparaiso, Whiting, and Winfield Indiana. From 2007 through 2017 US Banker magazine has listed Peoples among the top 200 community banks in America based upon a key banking industry performance indicator.

Source: [ibankpeoples.com/about-us](https://ibankpeoples.com/about-us)



Dyer Town Center

Logos for Wendy's, Jewel Osco, goodwill, Chipotle, Fresh Bread, OrangeTheory Fitness, Sherwin-Williams, and UPS.

Crossroads Shopping Center  
4.8M Annual Visitors

Logos for Walmart, Strack & Van Til food market, SALLY. metro by 9 Mobile, H&R BLOCK, and HOUR OF CHANGE FITNESS.

Lansing Municipal Airport (IGQ)

Logos for planet fitness, LAST CHANCE Overstock, THE HOME DEPOT, golden corral, and Wendy's.

Franciscan Health Munster



38,400 VPD

Lincoln Ridge Plaza

Logos for Domino's Pizza, Edward Jones, HELIX EYE CARE, MATNASIUM, F&S TRAINING, and COFFEE CABIN.

**Peoples Bank**  
A FINWARD COMPANY

ROBINHOOD BLVD



W LINCOLN HWY 41,900 VPD



Rohrman park



- 45 Minutes to Chicago
- Local Metro Train Connects to Downtown Chicago
- Part of Chicago's 9.5 Million Person MSA
- Tax Favorable Side of the Illinois / Indiana Border

**Peoples Bank**  
A FINWARD COMPANY

**Lincoln Ridge Plaza**

- Domino's Pizza
- Edward Jones
- Helix Eye Care
- Mathnasium
- FAS Training
- Coffee Cabin



W LINCOLN HWY 41900 VPD

ROBINHOOD BLVD





2025 Estimated Population	
1 Mile	6,989
3 Miles	47,357
5 Miles	143,686
2025 Average Household Income	
1 Mile	\$104,797
3 Miles	\$132,027
5 Miles	\$124,271
2025 Estimated Total Employees	
1 Mile	6,044
3 Miles	21,214
5 Miles	52,901

**Boulevard Square**

41

**Crossroads Shopping Center**  
4.8M Annual Visitors

**Lincoln Ridge Plaza**

W LINCOLN HWY

30

41,900 VPD



ROBINHOOD BOULEVARD

30

W LINCOLN HIGHWAY 41,900 VPD

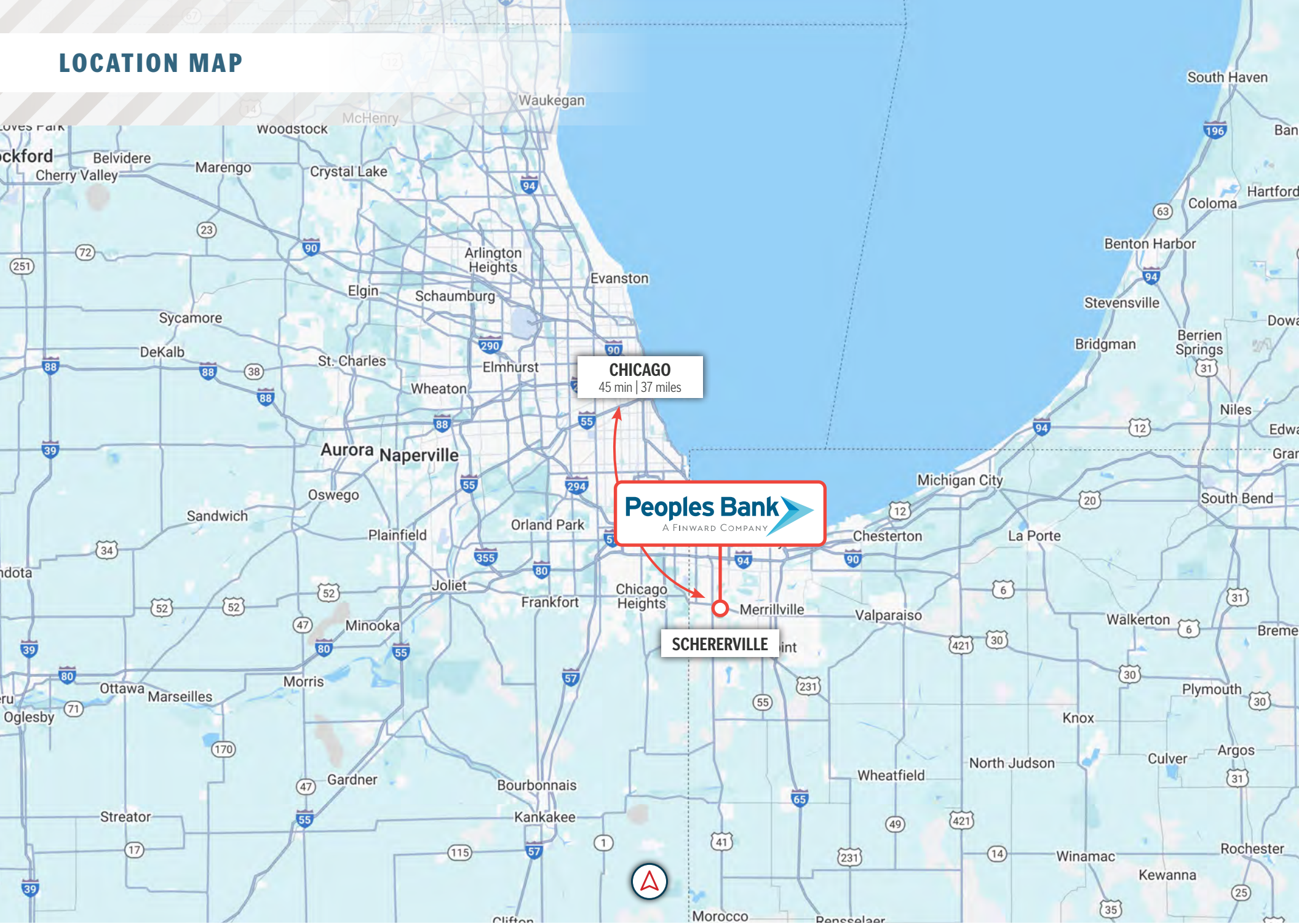
Monument Sign

\* 4 Drive-Thru ATM's

**Peoples Bank**  
A FINWARD COMPANY



# LOCATION MAP





### SCHERERVILLE, INDIANA

Schererville is a thriving suburban town in Lake County, Indiana, about 30 miles southeast of downtown Chicago. Part of the greater Chicago metropolitan area, it's known as the "Crossroads of the Nation" due to its location at the junction of several major highways. This strategic position provides a strong balance of suburban comfort and metropolitan access. As of July 1, 2025, the population was 29,179.

The local economy is powered by retail, healthcare, professional services, and light manufacturing, with Schererville serving as a major commercial center for Lake County. U.S. Route 41 (Indianapolis Boulevard) is lined with shopping centers, restaurants, and entertainment venues that draw residents from across the region. Many locals commute to job hubs in Hammond, Gary, and Chicago, supported by the area's strong transportation network. Business development remains steady thanks to the town's workforce, infrastructure, and excellent regional connectivity, including proximity to the Inland Logistics Port of Indiana and direct access to key interstates.



Schererville offers a variety of recreational amenities and community attractions. The Pennsy Greenway Trail provides miles of biking and walking paths linking nearby towns, while Redar Park and Rohrman Park offer sports facilities, playgrounds, and open green spaces. Popular events such as the Schererville Farmers Market and Festival of the Lakes strengthen community ties. The town's closeness to Lake Michigan adds opportunities for beaches, boating, and waterfront recreation, and its short drive to Chicago gives residents easy access to museums, theaters, and major sports venues.

The town is served by the Lake Central School Corporation, with both public and private school options available. Nearby higher-education institutions include Purdue University Northwest, Indiana University Northwest, and Ivy Tech Community College.

Chicago Midway International Airport is the nearest major airport, located about 41 miles from Schererville and offering both domestic and international flights.

# AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2025 Estimated Population	6,989	47,357	143,686
2030 Projected Population	6,801	46,727	143,415
2010 Census Population	7,344	46,769	136,907
Historical Annual Growth 2010 to 2020	-0.21%	0.24%	0.36%
<b>Households &amp; Growth</b>			
2025 Estimated Households	3,200	19,548	57,771
2030 Projected Households	3,167	19,550	58,378
2010 Census Households	3,073	17,943	51,949
Historical Annual Growth 2010 to 2020	0.43%	0.77%	0.75%
<b>Race &amp; Ethnicity</b>			
2025 Estimated White	82.14%	84.95%	77.64%
2025 Estimated Black or African American	7.44%	5.34%	11.87%
2025 Estimated Asian or Pacific Islander	3.49%	3.76%	3.12%
2025 Estimated American Indian or Native Alaskan	0.19%	0.29%	0.42%
2025 Estimated Other Races	3.92%	4.13%	5.01%
2025 Estimated Hispanic	14.51%	14.91%	16.37%
<b>Income</b>			
2025 Estimated Average Household Income	\$104,797	\$132,027	\$124,271
2025 Estimated Median Household Income	\$75,310	\$103,319	\$98,910
2025 Estimated Per Capita Income	\$49,942	\$53,831	\$49,932
<b>Businesses &amp; Employees</b>			
2025 Estimated Total Businesses	546	1,933	4,671
2025 Estimated Total Employees	6,044	21,214	52,901



## LOCATION



Schererville, Indiana  
Lake County  
Chicago-Naperville-Elgin MSA

## ACCESS



Robinhood Boulevard: 1 Access Point

## TRAFFIC COUNTS



W. Lincoln Highway/U.S. Highway 30: 41,900 VPD  
Wicker Avenue/U.S. Highway 41: 38,400 VPD

## IMPROVEMENTS



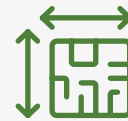
There is approximately 9,410 SF of existing building area (3,220 SF 1st Floor, 3,220 SF 2nd Floor, 2,970 SF Basement)

## PARKING



There are approximately 37 parking spaces on the owned parcel.  
The parking ratio is approximately 3.93 stalls per 1,000 SF of leasable area.

## PARCEL



Parcel Number: 45-11-16-254-001.000-036  
Acres: 1.1  
Square Feet: 48,003

## CONSTRUCTION



Year Built: 1989

## ZONING



P.O. Professional Office



## THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

**300+**

TEAM  
MEMBERS

**29**

OFFICES

**\$6.5B+**

TRANSACTION  
VALUE  
company-wide  
in 2025

**930+**

CAPITAL MARKETS  
PROPERTIES  
SOLD  
in 2025

**\$3.5B+**

CAPITAL MARKETS  
TRANSACTION  
VALUE  
in 2025



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