

FOR SALE / FOR LEASE



TARTER REALTY
AUCTION & APPRAISAL CO.

Former QSR | Turnkey Commercial Opportunity

4711 E. National Road E. Richmond, Indiana 47374 · Wayne County

PURCHASE PRICE

\$1,195,000

Land & Building

LEASE RATE

\$25.00 / SF

NNN Lease

LAND LEASE

Available

Build-to-Suit Option



PROPERTY OVERVIEW

A rare I-70 corridor opportunity in Richmond's most active retail trade area. This freestanding former Fazoli's restaurant is fully equipped with commercial kitchen infrastructure and an operational drive-thru, dramatically reducing time-to-open for a QSR operator, fast-casual concept, or retail user. Three deal structures are available to accommodate ownership, franchise, and developer requirements.

KEY HIGHLIGHTS

Turnkey Commercial Kitchen Full equipment conveys with sale or lease	Drive-Thru Equipped Existing lane infrastructure in place
Direct I-70 Access High-visibility, easy on/off interchange location	Gateway Location Last major commercial stop before Ohio state line
Dense Co-Tenancy Walmart, Lowe's, Kohl's, Cracker Barrel & more nearby	Strong Trade Area 209,000+ residents in 7-county market

DEAL STRUCTURE OPTIONS

PURCHASE LAND & BUILDING	NNN LEASE AS-IS	LAND LEASE / BUILD-TO-SUIT
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MARKET STATS

Trade Area Population	209,000+
Regional Labor Force	100,000+
Unemployment Rate	~3.9% (2025)
Distance to I-70	Adjacent / Off-Ramp Visible
Distance to OH Border	< 2 Miles
Distance to Downtown	< 3 Miles
Nearby Hospital	Reid Health (< 5 mi)
Higher Education	IU East, Ivy Tech, Earlham

NATIONAL CO-TENANTS NEARBY

Walmart	Lowe's	Kohl's	Walgreens
McDonald's	Cracker Barrel	Taco Bell	
Bob Evans	AMC Theatres		

IDEAL USERS

QSR / Fast Casual	Franchise Operator
Retail	Developer / Investor

Paul Faddis

Real Estate Professional · Business Intermediary · Senior Valuation

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