



J.D. BYRIDER

SINGLE TENANT NN LEASED \ RETAIL INVESTMENT OPPORTUNITY

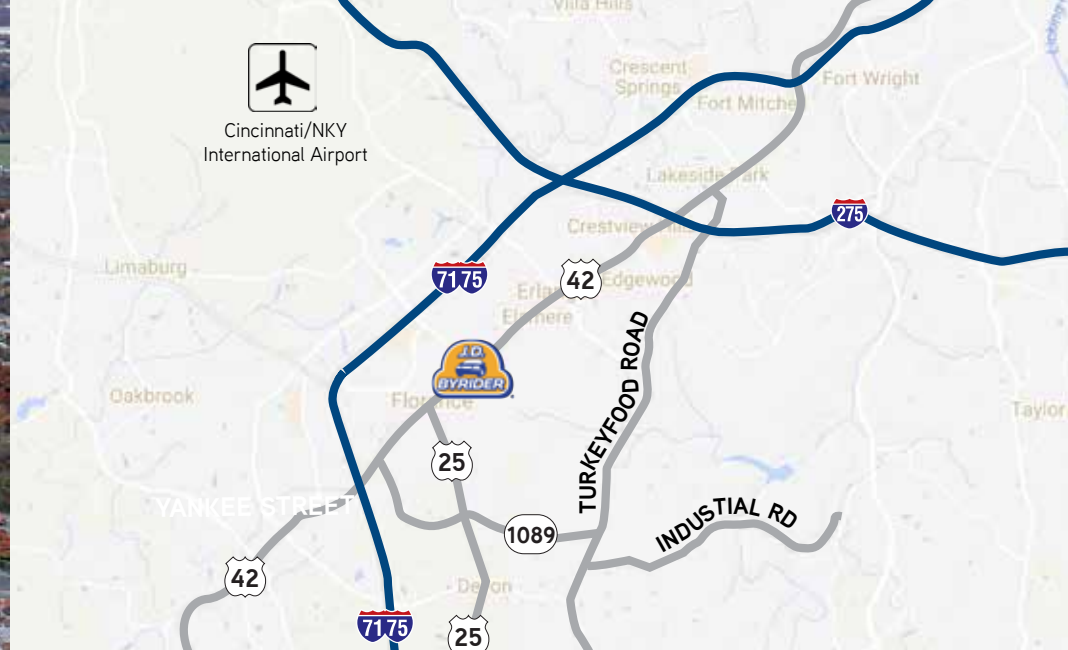
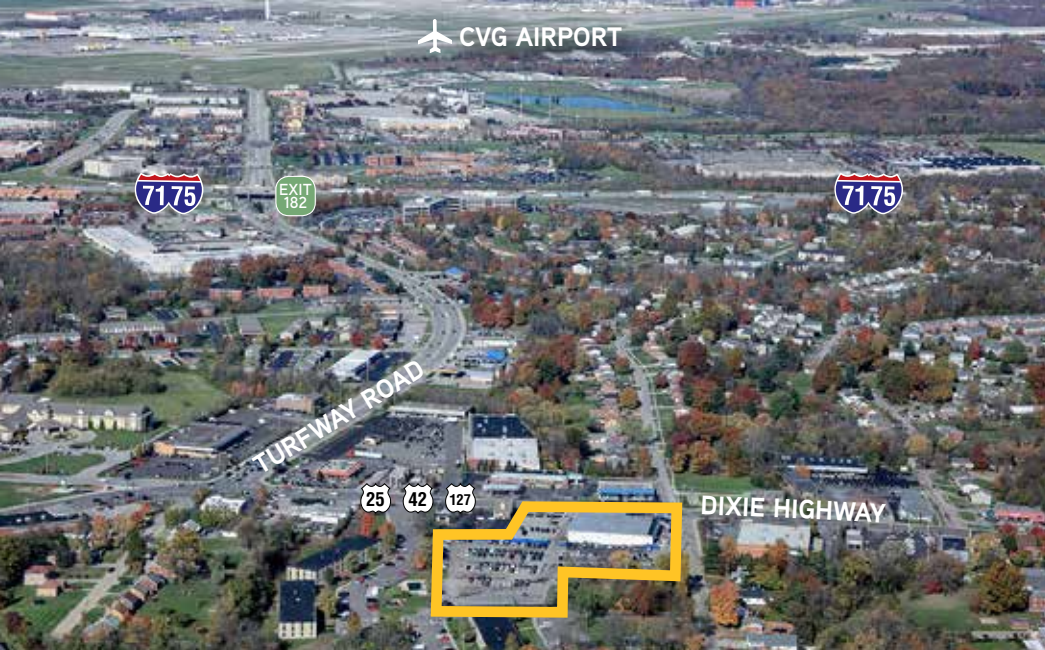


florence

6619 DIXIE HIGHWAY
FLORENCE, KY 41042

INVESTMENT HIGHLIGHTS

- › J.D. Byrider is an extremely strong used car sale operator with long term success at this location
- › Exceptionally well maintained building in strong location
- › Well located in dominant market
- › Densely populated trade area with attractive demographics
- › Base rent increases in renewal option period
- › Limited landlord obligations



SNAPSHOT

property details

Tenant	Byrider Sales of Indiana S, LLC dba JD Byrider
Website	www.jdbyrider.com
Addresses	6619 Dixie Highway Florence, KY 41042
County	Boone County
Parcel	061.23-28-001.00, 061.23-28-006.00
Lease Type	NN
Acres	4.06
Building Size	23,772 SF
Year Built	1976
Zoning	C-3, Commercial Services
Asking Price	\$2,700,000
NOI	\$209,252
Cap Rate	7.75%
Lease Term Remaining	5 Years
Renewal Options	Two (2), five (5) year options



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