

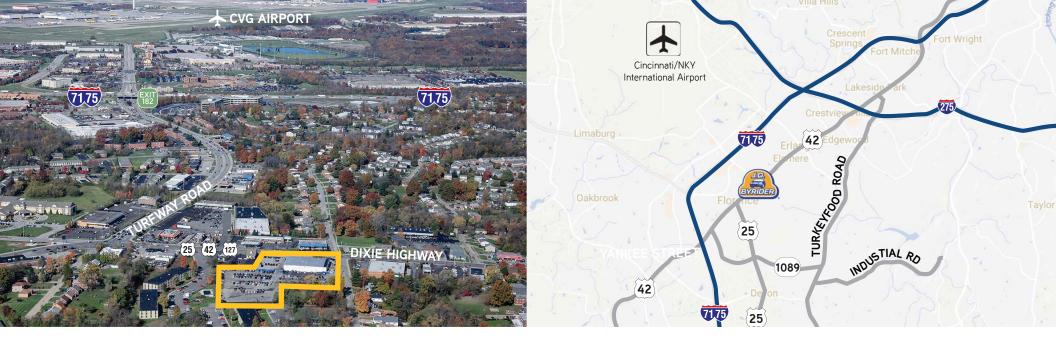
J.D. BYRIDER

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
Addresses	Florence, KY 41042
County	Boone County
Parcel	061.23-28-001.00,
T direct	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	\$2,886,000
NOI	\$209,252.80
Cap Rate	7.25%
Lease Term Remaining	5 Years
Renewal Options	Two (2), five (5) year options



COLLIERS INTERNATIONAL GREATER CINCINNATI 425 Walnut Street, Ste. 1200 Cincinnati, OH 45202 M 513 721 4200 F 513 721 0630 www.colliers.com CHRISTOPHER PROSSER ccim 513 562 2232 chris.prosser@colliers.com

JEFFREY JOHNSTON CPA 513 562 2231 jeff.johnston@colliers.com

STEVEN TIMMEL ccim 513 562 2221 steve.timmel@colliers.com

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