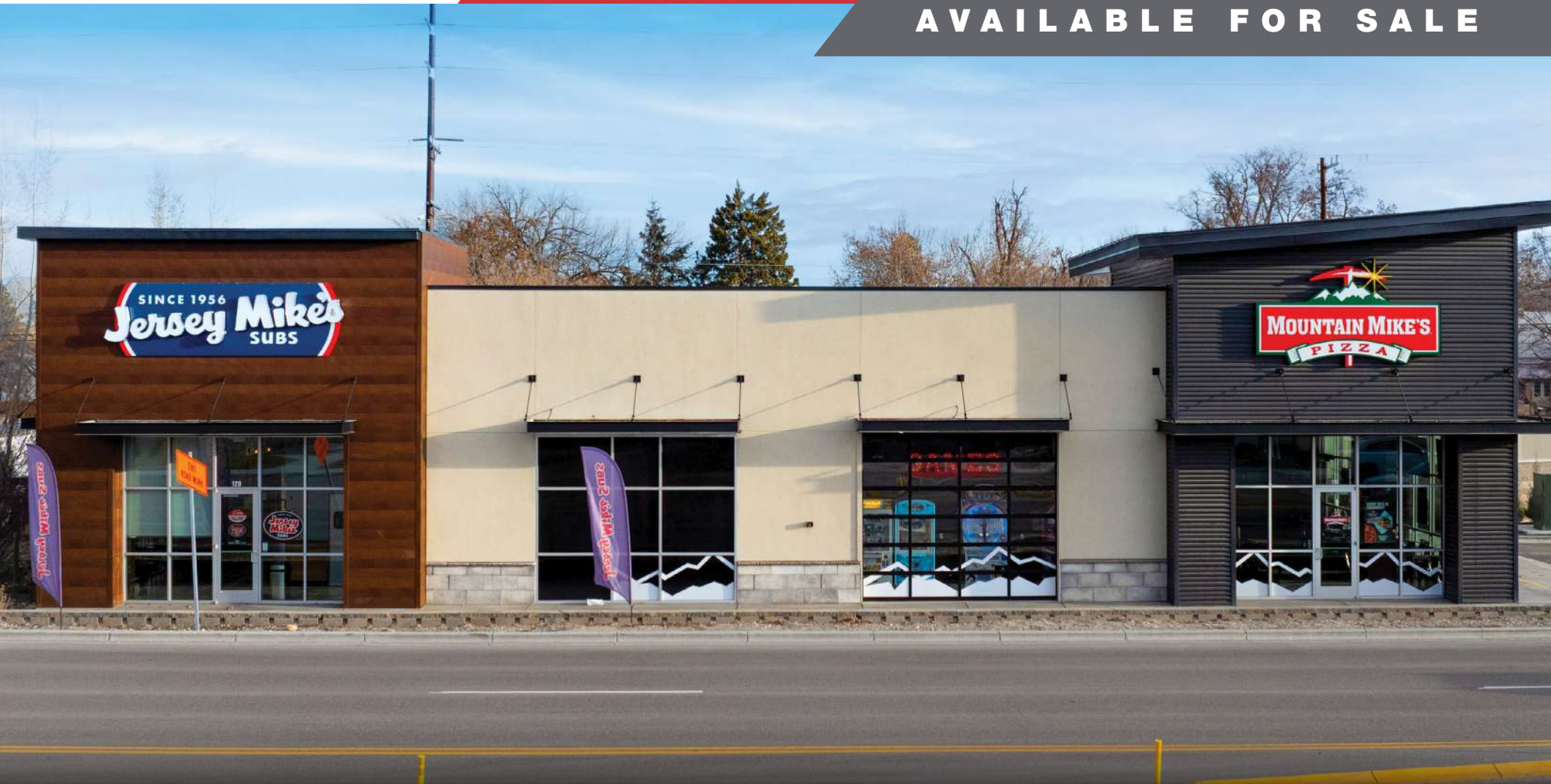


NNN Lease Investment Sale Offering

51 N. Union Street | Star, ID 83669

AVAILABLE FOR SALE



MIKE ERKMANN mike@naiselect.com | 208.629.6003

BEN KNEADLER ben@naiselect.com | 208.229.6002



PROPERTY DETAILS

ADDRESS	51 N. Union Street Star, ID 83669
PURCHASE PRICE	\$3,213,000
CAP RATE	6.0%
NOI	\$192,742.56
BUILDING SIZE	±3,940 SF
SITE SIZE	±.485 acres
TENANT SF	Jersey Mikes: ±2,470 SF Mountain Mikes: ±1,470 SF
TRAFFIC COUNT	19,337/Day ACHD 4/2024

HIGHLIGHTS

- New 10-year leases
- New construction — 2024
- Minimal landlord responsibilities, functions as a single tenant property with common ownership with a single point of contact for lease administration.
- Strong brand recognition
- High exposure and easy access
- Primary East/West corridor through the trade area
- Predicted 3-year growth rate of 45% in Star, Idaho
- Rent roll available upon completion of confidentiality agreement



STARTED IN 1956.

Mike opens up one of the first submarine sandwich spots in the country. It's a family run storefront offering up this relatively new food invention for the first time in America. It's an instant success as families line up for the delicious food and friendly service.

Mike chose this scenic vacation spot on the Jersey Shore close to NYC, Philly, and Washington DC to open up his first shop. Located on the boardwalk where people would spend their summers surfing, relaxing, and enjoying time with their families, it was the perfect location for this new concept in food service.

Now serving at over 3000 locations nationwide.





Pizza the way it oughta be!

"Pizza the way it oughta be®" is more than just a tagline for Mountain Mike's franchise — it's what we're passionate about.

We are a leading, California-based family-style pizza chain with more than 270 restaurants throughout the Western U.S.

While many up-and-coming chains are competing in the assembly-line lunch business or focusing on delivery and carryout, Mountain Mike's does what we've done best since 1978: We offer fresh, quality, delicious pizza in a family-oriented casual dining environment. We're legendary for our crispy, curly pepperoni and our friendly service.



DEMOGRAPHICS MAP & REPORT

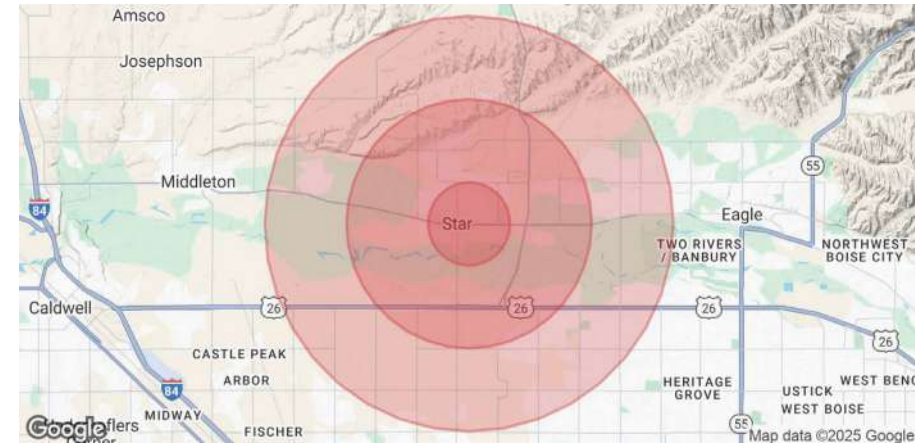
POPULATION

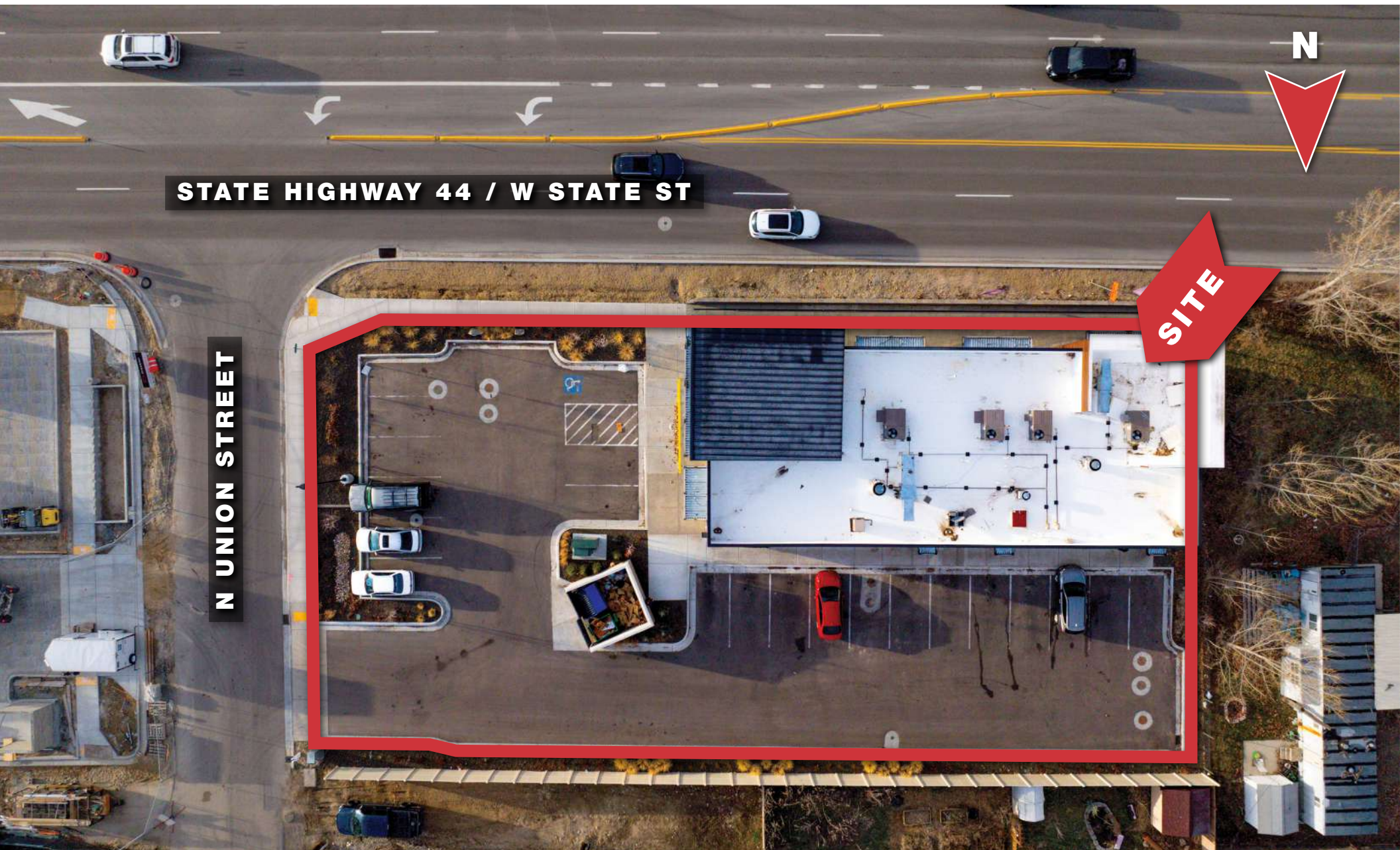
	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,800	21,415	58,588
AVERAGE AGE	41.6	42.5	40.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,160	7,452	20,035
AVERAGE HH INCOME	\$108,870	\$135,099	\$146,414

Demographics data derived from AlphaMap





STATE HIGHWAY 44 / W STATE ST

N UNION STREET

SITE

N



