

KFC


Mexico, Missouri



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MEMORANDUM



Subject Property

 Price: **\$1,500,000**

 Cap Rate: **6.29%**

INVESTMENT HIGHLIGHTS

- Absolute NNN
- 7.5% Rent Increases
- 18+ Years Lease Term Remaining
- Only Fast Food Chicken Concept in 30min Drive
- Strategic, Centralized Downtown Location
- 2022 Construction

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