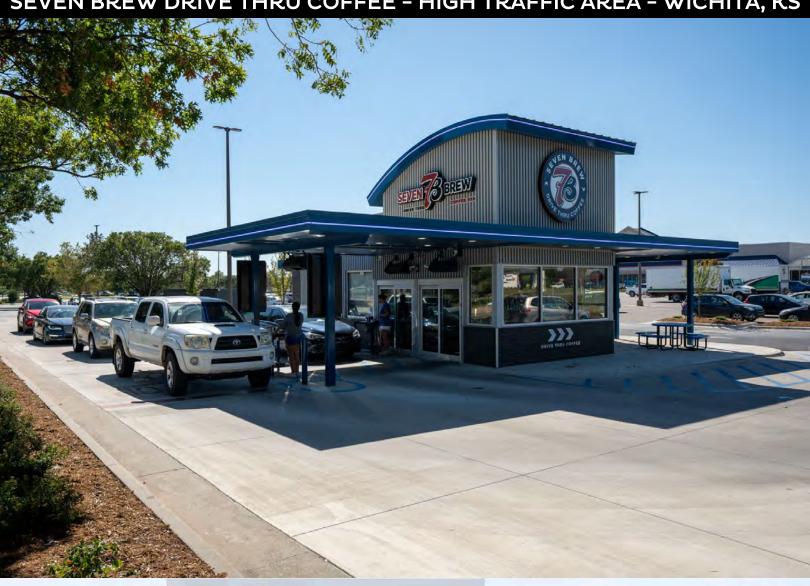


INVESTMENT **OPPORTUNITY**

Address: 325 S Ridge Rd, Wichita, KS 67209

NNN LAND LEASE INVESTMENT

SEVEN BREW DRIVE THRU COFFEE - HIGH TRAFFIC AREA - WICHITA, KS



Property Details:

Sale Price: \$1,700,000.00

Lot Size: 18,891 +/- SF Building Size: 1,600 +/- SF

Year Built: 2024 Cap Rate: 6%

Current NOI: \$102,000.00

Rent Commencement: At Closing

Initial Lease Term: 15 Years

Property Highlights

- Located on the SW/c of Ridge Rd and Maple St
- 15 years remain on Absolute NNN Lease
- 8% rent increases every 5 years
- New Construction
- Opened September 2024
- Traffic Count at S Ridge Rd and West Maple St: Over 45,000 vehicles per day





INVESTMENT **OPPORTUNITY**















Jake Steven, ALC 316.708.5960

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Reese Bayliff 316.258.6062



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