

**If closing occurs by March 31, 2025, the total remaining rents would be +/- \$997,000**



**7+ YEARS OF GUARANTEED RENT FROM BOJANGLES CORPORATE OUTPARCEL TO WALMART ANCHORED SHOPPING CENTER**

### Absolute NNN Lease Investment

1028 Bypass North

Lawrenceburg, Kentucky 40342

### Property Highlights

- Outparcel to a Walmart anchored shopping center
- +/-3,886 SF freestanding restaurant with drive-thru situated on +/-1.32 AC
- If closing occurs by March 31, 2025, the total remaining rents would be +/- \$997,000
- Currently subleased to Sakura 16 Japanese Restaurant
- Existing lease and sublease expires 4/20/32
- New developments adjacent to the property include Thoroughbred Express Carwash and Arby's
- 54 parking spaces
- Excellent visibility near intersection of Bypass North and West Woodford Street, a combined traffic count of 30,296 VPD
- Area retailers include Walmart, Kroger, Walgreens, Save-A-Lot, O'Reilly's, Advance Auto Parts, Burger King, Little Caesars, Taco Bell, Huddle House and more
- Located +/-24 miles from Lexington and +/-53 miles from Louisville

### Offering Summary

<b>Sale Price:</b>	\$1,900,000 REDUCED!
<b>NOI:</b>	\$136,075
<b>Cap Rate:</b>	7.16%
<b>Building Size:</b>	3,886 SF
<b>Lot Size:</b>	1.32 Acres

### For More Information

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## Location Information

Street Address	1028 Bypass North
City, State, Zip	Lawrenceburg, KY 40342
County	Anderson County

## Building Information

Building Size	3,886 SF
NOI	\$136,075.00 (Based on 4/1/25 - 3/31/26 rents)
Cap Rate	7.16%
Year Built	2017
Parking Spaces	54

## Property Information

Property Type	Retail/Restaurant
Property Subtype	Free Standing Building
Lot Size	1.32 Acres
Existing Lease & Sublease Term	4/20/2032
Annual Rent Increase	1.25%





**45+**

YEARS IN BUSINESS

**~800**

RESTAURANTS

**17**

STATES

**9000+**

TEAM MEMBERS

### Bojangle's (Tenant)

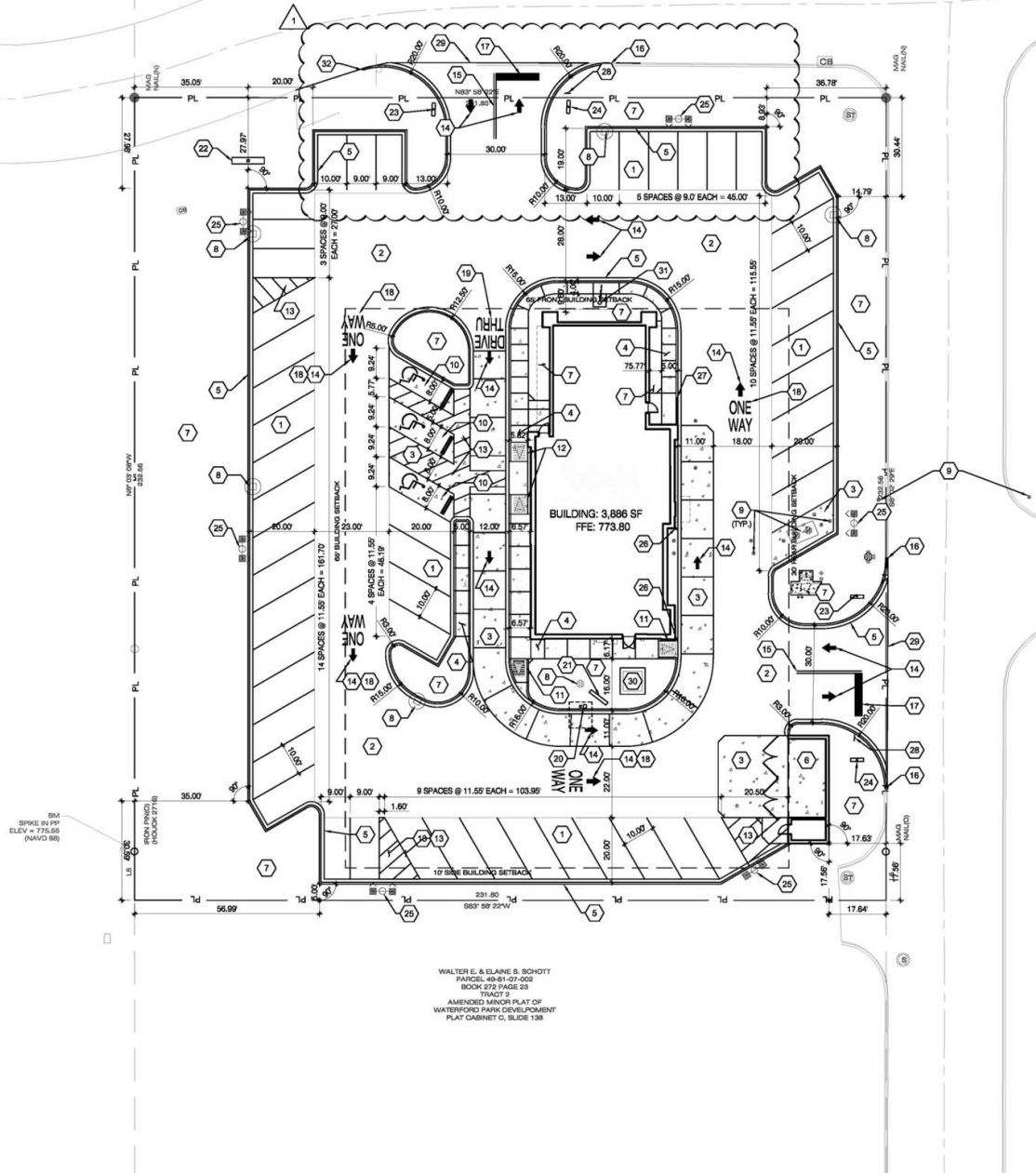
Bojangle's is a Carolina-born restaurant chain specializing in craveable Southern chicken, biscuits and tea made fresh daily from real recipes, and with a friendly smile. Founded in 1977 as a single location in Charlotte, the beloved brand continues to grow nationwide with +/-800 restaurants. \$3.23M average Gross Sales of company-operated full-size restaurants with the boneless chicken only menu for fiscal year 2023. And \$1.7B systemwide Gross Sales of all franchised and company-operated restaurants for fiscal year 2023.

### Sakura 16 Japanese Steak House (Subtenant)

Sakura 16 is located in Lawrenceburg, KY. There are five other Sakura locations: Radcliff, Kentucky, Bloomington, Indiana, Morristown, Tennessee and Virginia (Christiansburg & Harrisonburg). The restaurant operates in the Japanese Restaurant industry serving authentic Japanese cuisine and sushi. Pin Yun Chen, the owner of all locations, has been an owner/operator of Sakura restaurants since 2004.

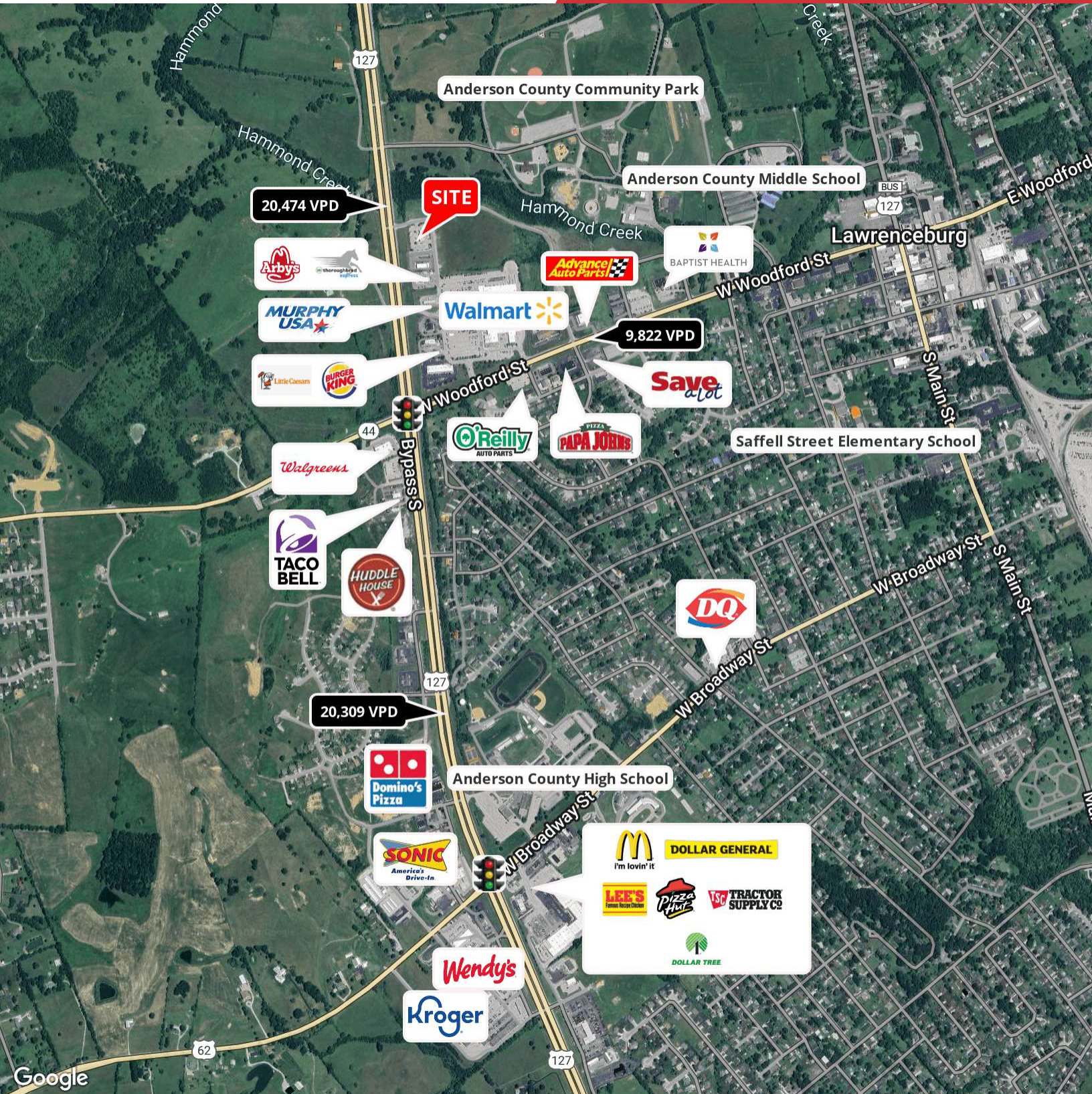


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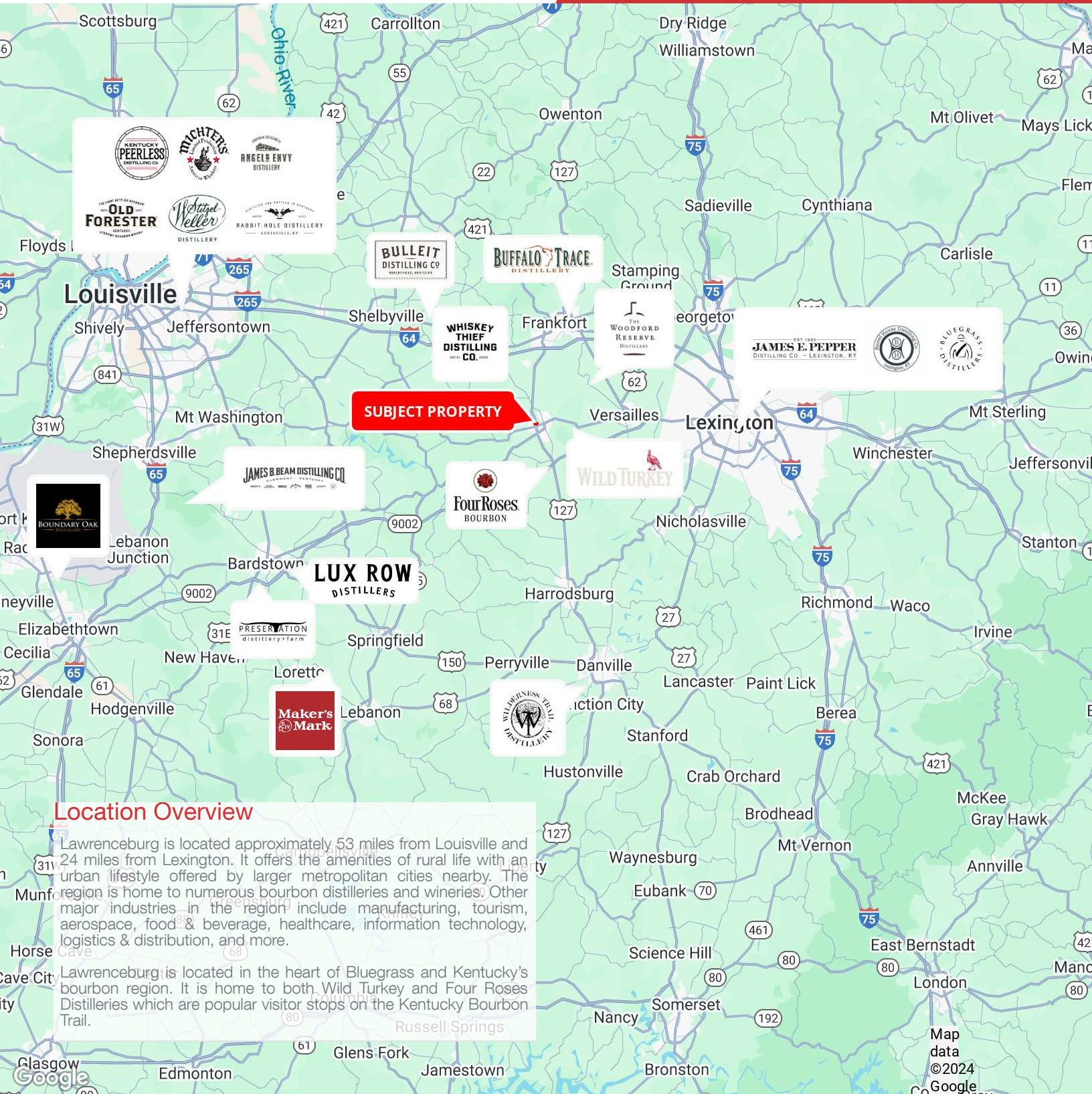


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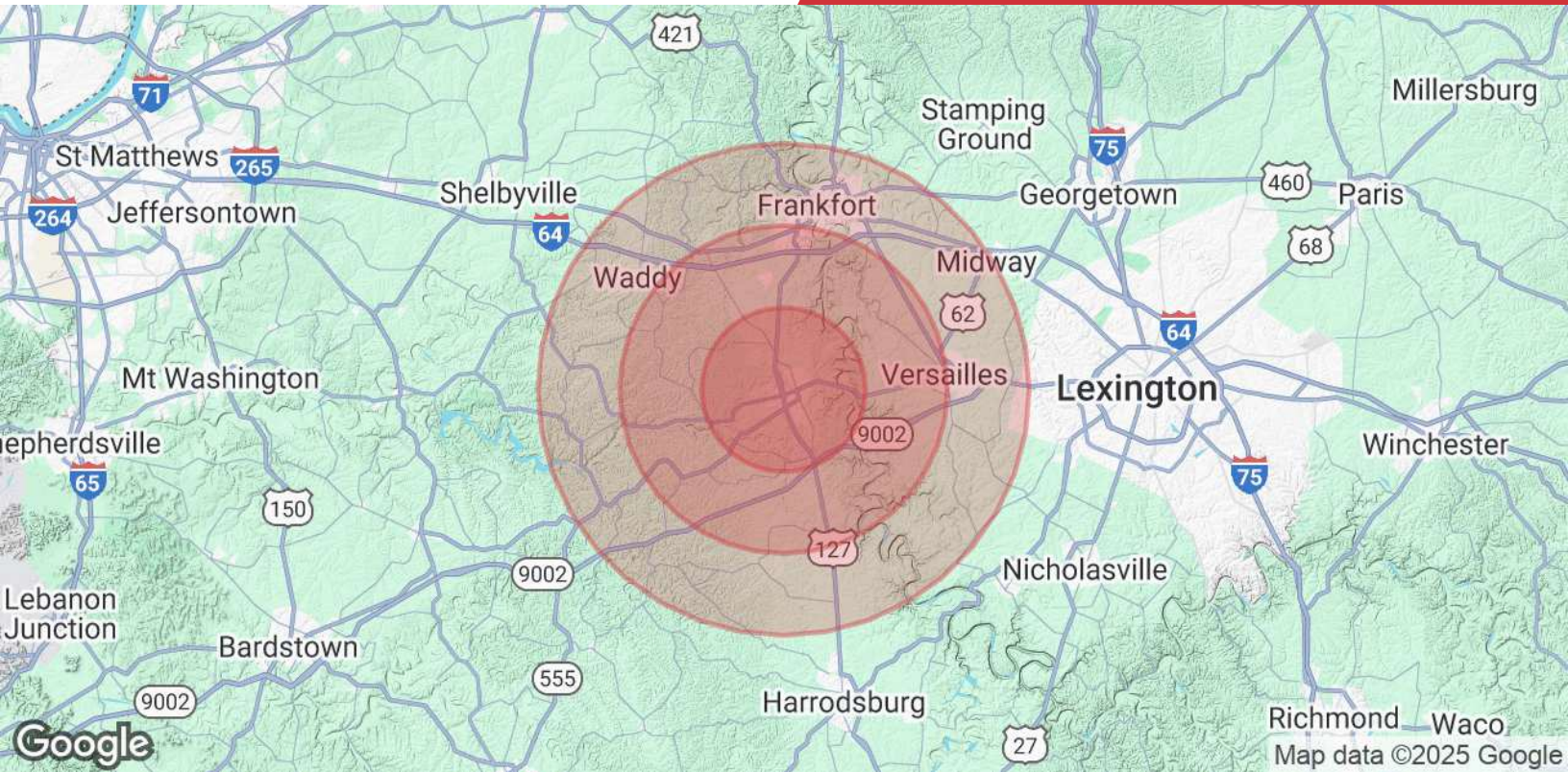


### Location Overview

Lawrenceburg is located approximately 53 miles from Louisville and 24 miles from Lexington. It offers the amenities of rural life with an urban lifestyle offered by larger metropolitan cities nearby. The region is home to numerous bourbon distilleries and wineries. Other major industries in the region include manufacturing, tourism, aerospace, food & beverage, healthcare, information technology, logistics & distribution, and more.

Lawrenceburg is located in the heart of Bluegrass and Kentucky's bourbon region. It is home to both Wild Turkey and Four Roses Distilleries which are popular visitor stops on the Kentucky Bourbon Trail.

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Population	5 Miles	10 Miles	15 Miles
<b>Total Population</b>	20,423	50,564	109,026
<b>Average Age</b>	40.3	38.0	38.2
<b>Average Age (Male)</b>	39.5	37.2	37.5
<b>Average Age (Female)</b>	41.6	39.4	39.6
Households & Income	5 Miles	10 Miles	15 Miles
<b>Total Households</b>	8,049	20,383	44,703
<b># of Persons per HH</b>	2.5	2.5	2.5
<b>Average HH Income</b>	\$86,197	\$90,376	\$91,861
<b>Average House Value</b>	\$140,484	\$150,071	\$168,617

Demographics by 2024 STDB