

# CONFIDENTIAL OFFERING MEMORANDUM OFFERED FOR SALE

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COMMERCIAL REAL ESTATE SOLUTIONS



**usbank** 3937 WINSTON AVE | COVINGTON, KY 41015

## EXECUTIVE SUMMARY:

CURO Brokerage proudly presents an exclusive listing for the sale of 3937 Winston Ave., Covington, KY. US Bank has been an occupant of this location since 1974 thru successors in interest and has recently committed to extending its lease for an additional five years, solidifying its presence until 2029. Renowned for its financial stability and longstanding reputation, US Bank offers investors a trusted and secure tenant with 50+ years of historical occupancy. Situated in a highly accessible and prominently visible location, this asset presents an exceptional investment opportunity.

### ASSET SNAPSHOT

Subject	Absolute Net Lease to U.S. Bank
Address	3937 Winston Ave Covington, KY 41015
Building Size (GLA)	4,381 SF
Land Size:	0.465 AC
Year Built / renovated	1974
Signator/ Guarantor	U.S. Bank National Association
Rent Commencement Date	1974 (successors in interest)
Remaining Term	5+ years
Current annual rent	<a href="#">CLICK TO SIGN NDA</a>

### RENT SCHEDULE | TERM | ANNUAL RENT

RENT SCHEDULE	TERM	ANNUAL RENT
<a href="#">CLICK TO SIGN NDA &amp; VIEW FINANCIALS</a>		

**CURRENT NOI: \$120,680.04**



**180,988**  
People in a  
5 mile radius



**\$91,417.33**  
AHHI  
5 mile radius



**16,888**  
VPD on  
Winston Ave



## INVESTMENT HIGHLIGHTS



Attractive Lease Fundamentals

Absolute NNN Lease | 5% Rent Increases each renewal



Investment Grade Tenant

US BANK'S total market capitalization is over \$67 billion | Over 2,000 branches in 26 states | Over \$674 Billion in total assets | Employs over 70,000 employees



Long operating History

US Bank has been operating at this location since 1974, demonstrating a long and stable history as a tenant. | Recently renewed for an additional 5 years, with three extension options included



Retail Center

A retail plaza consisting of 120,791SF of Retail and Flex Space | Retailers include: Kenton County Public Library, Dollar General, Boost Mobile, Big Lots, and Pizza Hut



Covington Neighborhood

Average Household Income exceeds \$90,000 in a 5 mile radius | Over 180,000 people live in a five mile radius



Highly Accessible and visible location

The US Bank in Covington boasts a highly accessible location, situated near major roadways and public transportation hubs | Its prominent position on Winston Ave ensures excellent visibility

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OWNER IS AGENT

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**1 miles**  
 10,182 people  
 \$48,470.24 AHHI  
 4,614 total employees

**3 Miles**  
 70,719 people  
 \$71,837.78 AHHI  
 34,372 total employees

**5 Miles**  
 180,988 people  
 \$91,417.33 AHHI  
 93,852 total employees

**CURO BRKG**  
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